A H Lansley Ltd trading as Lansley Commercial
111 Oxford Road, Reading, Berkshire, RG1 7UH
Tel: 0118 959 0271 | info@lansleycommercial.co.uk
www.lansleycommercial.co.uk
Company No: 14172493 | VAT No: 484 7399 32
Lansley Commercial - Business Sales and Commercial Agents Since 1890

LISTING INFORMATION SHEET

Mixed-Use Mixed-Use Freehold Investment Sale | Applicant Information Pack

Ref	DR.1690
Property	230 Shinfield Road, Reading, Berkshire, RG2 8EX
Prepared for	Prospective purchaser / investor enquiries
Guide Price	Offers in the region of £400,000 freehold
Status	Mixed-use freehold investment sale / subject to contract / information subject to verification

Headline position
A mixed-use freehold investment opportunity comprising two ground-floor commercial shop units with two studio flats above. The property is understood to produce existing income of approximately £27,000 per annum, with potential to increase to approximately £36,000 per annum if the vacant front studio is re-let at the anticipated level, subject to market conditions and verification.

Applicant pack note: This structured applicant information sheet has been prepared by Lansley Commercial to assist prospective purchasers with their initial review of the opportunity, including accommodation, tenure, lease position, rental income, residential occupation, access, viewing process and key due diligence considerations. Certain lease, occupation, income, compliance and title information remains subject to verification and should be checked by the purchaser and their professional advisers before commitment.

1. Listing Snapshot

Guide Price	Existing Income	Potential Income	Tenure / Position
Offers in the region of £400,000 freehold	Approx. £27,000 per annum understood current income	Approx. £36,000 per annum if front studio re-let, subject to market	Freehold mixed-use investment; commercial and residential occupation

Property Type	Use / Position	EPC	Rates / Council Tax
Mixed-use freehold investment property	Two shops plus two studio flats above	To be checked / confirmed	Interested parties to verify with VOA/local authority

Commercial Rent	Residential Rent	Availability	Viewings
Two shops understood at £9,600 pa each	Rear studio £650 pcm; front studio vacant	Immediate investment purchase opportunity, subject to contract	Strictly by prior appointment through Lansley Commercial

2. The Opportunity

230 Shinfield Road is offered as a mixed-use freehold investment opportunity in Reading, comprising two ground-floor commercial shop units with two studio flats above. The property may suit private investors, commercial property investors, pension/SIPP purchasers or local investors seeking a multi-income asset with commercial and residential income streams.

The current information supplied indicates income from two commercial shops and one occupied studio flat, with a second studio currently vacant and capable of re-letting subject to market conditions, compliance and purchaser assessment.

Purchasers should assess the opportunity by reference to lease terms, tenant covenant, residential tenancy position, income profile, repair liability, rent review provisions, compliance requirements and future asset management potential.

3. Key Features

- Freehold mixed-use investment opportunity.
- Two ground-floor commercial shop units with two studio flats above, subject to title and lease verification.
- Commercial shops understood to be let at £9,600 per annum each.
- Rear studio understood to be occupied at £650 pcm / £7,800 per annum.
- Front studio currently understood to be vacant, with potential rent indicated at approximately £750 pcm / £9,000 per annum, subject to market conditions.
- Existing income understood to be approximately £27,000 per annum.
- Potential income, if the front studio is re-let at the anticipated level, understood to be approximately £36,000 per annum.
- Commercial lease and subletting position to be verified, including whether there is a separate lease for the second shop.
- Mixed commercial/residential asset management opportunity within an established Reading location.

4. Property / Accommodation

The property is understood to comprise two ground-floor commercial shop units with two studio flats above. One upper studio is understood to be occupied and producing rental income, with the other currently vacant.

The accommodation, floor areas, boundaries, title position, lease demises, repair obligations, service media, access arrangements, parking rights and any retained or shared areas should be verified by the purchaser through their solicitor and surveyor before committing to a purchase.

5. Accommodation Schedule

Accommodation	Current Position	Approx. Area / Notes
Shop unit 1	Commercial unit understood to be let	Rent understood to be £9,600 pa; lease documentation to be verified
Shop unit 2	Commercial unit understood to be let / occupied	Rent understood to be £9,600 pa; separate lease / subletting position to be verified
Rear studio flat	Residential studio understood to be occupied	Rent understood to be £650 pcm / £7,800 pa
Front studio flat	Residential studio understood to be vacant	Potential rent indicated at approximately £750 pcm / £9,000 pa, subject to market
Total	Mixed-use freehold investment property	Floor areas and layout to be verified

All measurements and floor areas are approximate if stated and are provided for guidance only. Applicants should rely on their own inspection, measured survey and professional advice before making any commitment.

6. Tenure / Lease and Investment Summary

Item	Current Position
Tenure	Freehold mixed-use investment property, subject to title verification.
Sale basis	Freehold sale with existing commercial and residential occupation, subject to contract.
Guide price	Offers in the region of £400,000 freehold.
Commercial occupation	Wesley Robertson is understood to hold the commercial lease position for the shop units, with the food shop occupation / subletting position to be verified.
Commercial rent	Two shop rents understood at £9,600 per annum each / £19,200 per annum total.
Residential occupation	Rear studio understood to be occupied at £650 pcm; front studio understood to be vacant.
Existing income	Approximately £27,000 per annum, based on information supplied.
Potential income	Approximately £36,000 per annum if the front studio is re-let at the anticipated level, subject to market and compliance.

Rent review	December 2024 commercial rent review understood not to have been actioned; purchaser to verify lease terms and position.
EPC / compliance	EPC, EICR, gas safety, deposit protection and residential compliance documents to be checked/verified.
Agency / legal process	Purchase to proceed through solicitors; purchaser to verify title, lease, rent, tenant covenant, residential occupation and all due diligence matters.

All lease, tenancy, rent and occupational cost information should be verified by the purchaser and their professional advisers before commitment. Unless otherwise stated, figures are exclusive of VAT.

7. Location

The property is situated on Shinfield Road in Reading, an established mixed commercial and residential area with surrounding local amenities, residential catchment and access to the wider Reading road network.

The location may appeal to investors seeking a local mixed-use income-producing asset with multiple income streams and potential asset management angles, subject to purchaser due diligence.

8. Services / Facilities / Occupational Position

Facility / Service	Current Position
Current use	Mixed-use property with commercial shop units and residential studio accommodation above.
Commercial accommodation	Two ground-floor shop units, lease and occupational position to be verified.
Residential accommodation	Two studio flats above; one understood occupied and one understood vacant.
Utilities / services	Purchaser to verify service connections, meters, liability and any shared arrangements through due diligence.
Rates / council tax	Purchaser to verify commercial rateable values, residential council tax position and occupational liabilities.
Compliance	Purchaser to verify EPCs, EICR, gas safety, fire safety, deposit protection and any other statutory compliance matters.

9. Access, Parking and Practical Notes

Point	Note
Viewing access	Strictly by prior appointment through Lansley Commercial. Applicants should not approach tenants or occupiers directly.
Occupational position	Commercial and residential occupation should be verified before commitment.
Parking / access	Any parking, rear access, shared access or rights of way should be verified through the title and inspection.
Use	Current mixed-use position to be verified by reference to planning, lease and tenancy documentation.
EPC	EPC position to be checked/confirmed before or during the due diligence process.

10. Supporting Documents / Applicant Review

The supporting information pack should be reviewed by prospective purchasers and their professional advisers before making any commitment. The documents are intended to assist initial review but should not replace legal, valuation, survey, planning, rates, residential compliance or tax advice.

Supporting documents are supplied for applicant review only. Purchasers should verify all information independently through their solicitor, surveyor and other professional advisers.

Document / Information Area	Status / Note
Commercial lease documentation	One lease understood supplied for review; full shop lease / second lease / subletting position to be verified.
Residential tenancy information	Rear studio occupation and front studio vacancy to be verified.
Compliance documents	EPC, EICR, gas safety, deposit protection and fire safety information to be checked/confirmed.
Title information	Purchaser solicitor to verify ownership, title, boundaries, rights, restrictions and any charges.
Income evidence	Purchaser to verify rent payments, arrears position, deposits and occupational arrangements.

11. Suitability / Potential Purchasers

The opportunity is likely to suit purchasers seeking a mixed-use freehold investment with multiple income streams from commercial and residential accommodation. It may be suitable for private investors, local property investors, pension/SIPP buyers and purchasers looking for an asset management opportunity, subject to their own due diligence and funding position.

12. Applicant Pre-Qualification / Due Diligence Questions

Applicant Question Area	Information to Confirm
Purchaser status	Is the applicant purchasing personally, via a company, pension/SIPP or other structure?
Funding position	Is the purchase cash funded, bank funded or subject to third-party finance?
Proof of funds	Can the applicant provide proof of funds and ID/AML information if they wish to proceed?
Investment objective	Is the applicant buying for income, pension investment, local ownership, asset management or long-term hold?
Lease review	Has the applicant reviewed the lease/occupation summary and understood that solicitor verification is required?
Residential position	Is the applicant comfortable reviewing the residential tenancy/compliance position and vacant studio strategy?
Tenant / income assessment	Is the applicant comfortable assessing tenant covenant, rental income and lease/residential obligations?
Timing	What is the applicant’s preferred timescale for offer, solicitor instruction and exchange/completion?
Commercial position	Is the applicant comfortable with the guide price, income profile, due diligence process and subject-to-contract basis?

13. Viewings and Next Steps

Stage	Position
Viewing basis	Strictly by prior arrangement with Lansley Commercial. Applicants should not attend without an appointment or approach tenants/occupiers directly.
Before viewing	Applicant to confirm purchaser status, funding position, contact details and broad level of interest.
After viewing	If interested, applicant to confirm offer level, funding basis, solicitor details and proposed timescale.
Legal process	Any sale will be subject to contract, title, satisfactory purchaser due diligence, lease/tenancy review and agreement of sale documentation.
Contact	Wayne Biehn / Jason Atkins - 0118 959 0271 - wayne@ahlansley.co.uk / jason@ahlansley.co.uk

14. Important Notice

These details are provided for general information only and do not form part of any offer or contract. All information is given in good faith but is not guaranteed. Applicants must verify all matters and suitability for their intended purchase. Unless stated otherwise, figures are exclusive of VAT. The property is offered subject to contract, title, lease documentation, tenancy documentation, satisfactory due diligence and formal agreement between the parties.