

FOR SALE

Freehold Investment – Mixed-Use – Shop and Flats Above

Fully Let Property on Prospect Street, Caversham, Reading, Berks.

Circa. 1750sq.ft / M²



Freehold Commercial Mixed-Use Investment Property

56 Prospect Street, Caversham, Reading, Berks, RG4 8JL

Location: A Prominent position on Prospect Street in the heart of Caversham's retail centre, a busy mixed-use parade serving an affluent local catchment (Caversham, Emmer Green). Very close to Caversham Bridge with quick access to Reading town centre and mainline station. Good bus links and public car parks nearby, with strong footfall from surrounding shops, cafés and services. Easy road connections to the A4155 and A4074.

Premises:

Ground Floor Commercial: (circa. 625sq.ft) A fully let freehold mixed-use investment property comprising an established dry-cleaning business operating from the ground floor. The unit benefits from a double-fronted shop frontage, W.C., small kitchenette, and rear access to the bin area and to the self-contained upper flat. Current Rental Income: **£12,500 per annum (£1,041.67 per month)**

Commercial EPC – A21 – Valid until 17th Oct. 2032 **Rateable Value** - £24,250 (covered by tenant)

Upper Parts (Residential): Originally configured as a single three-bedroom flat, the upper accommodation is currently arranged and let as two separate units — a one-bedroom flat (first floor) and a studio flat (second floor).

First Floor 1 Bedroom Flat: Comprising a good-sized living room, fitted kitchen, and one double bedroom. Rental Income: **£8,400 per annum (£700 per month)**

Second Floor Studio: Comprising kitchen, living room, and one bedroom. Rental Income: **£7,800 per annum (£650 per month)**

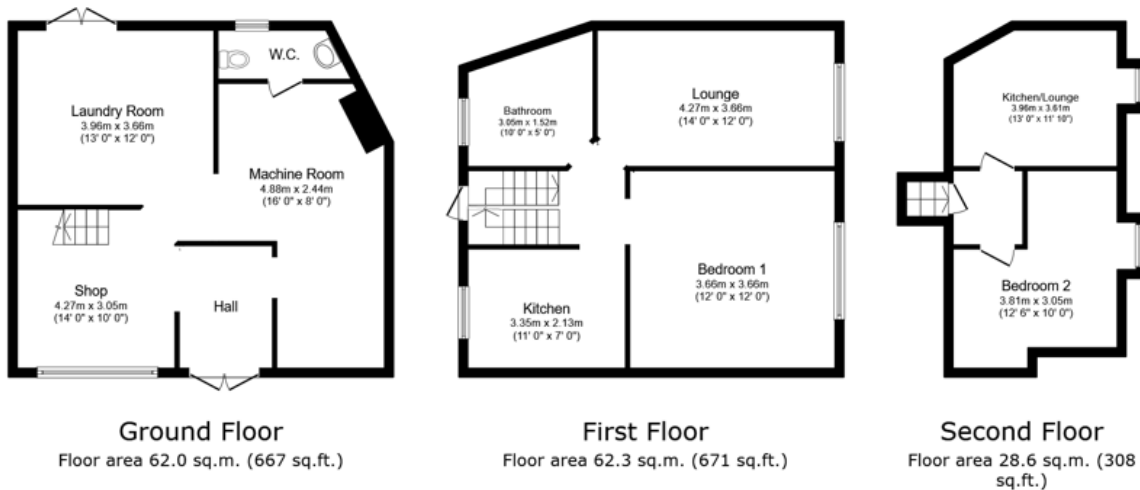
Please note the bathroom is shared by both tenants, and access to the second-floor accommodation is via the first-floor flat.

Flat EPC – D62 – Valid until 20th Feb 2029

Total Rental Income: £2392 pcm / £28,700 p.a. – incl. gas -separate electricity (pay as you go) submeters and water covered by tenants.

Ideal for investors seeking a stable, diversified rental income.

Summary: This attractive freehold **mixed-use investment** offers a stable and fully let income stream from both commercial and residential tenants in a highly desirable and established retail location.



Viewing - Strictly by prior arrangement with Lansley Commercial - 0118 959 0271.

PRICE:- £395,000 FREEHOLD

Ref: DR.1659



NOTE: Particulars are as supplied by Vendor and verified as far as possible but we cannot accept responsibility for any inaccuracy. *Any dimensions quoted are for guidance only 16102025