

FOR SALE

1,809 Sq.Ft. (168.06 Sq.M.)



43 Wood Lane, Sonning Common, Reading, Berkshire, RG4 9SJ

VILLAGE CENTRE MIXED USE INVESTMENT OPPORTUNITY

- LET Ground Floor Retail Unit
- VACANT Large 3-Bedroom Maisonette
- Large Rear Garden



Reading
0118 402 6893

43 WOOD LANE, SONNING COMMON, READING, BERKSHIRE, RG4 9SJ

Location / Description

The property is located in the heart of Sonning Common, which is in close proximity to various independent retailers, cafe and the Co-Op. Sonning Common is 5 miles north of Reading & 5.3 miles east of Henley On Thames and Twyford.

A well located, end of terrace, mixed use investment opportunity. The property comprises of ground floor retail unit with full width and height glazed frontage, and rear store / WC. To the side of the property an entrance can be found for a well presented spacious 3 bedroom Maisonette, with accommodation over ground and first floor levels.

To the front of the property there is a common parking area and to the rear a large enclosed / private garden can be found.

Accommodation

	Sq.Ft.	Sq.M.
Maisonette Grd Flr	703	65.31
Maisonette First Flr	500	46.45
Shop	606	56.3
TOTAL	1,809	168.06

Please note that the shop has been measured on an NIA basis and the residential element on a GIA basis.

Investment Details

The commercial unit is leased to a laundrette, with an extension to the original lease to expire 26th Feb 2027.

The passing rent is £16,640 per annum, on an FRI basis.

The lease is drafted outside the security provision of the landlord and tenant act.

Price / Terms

£640,000 Guide Price

The freehold of the property is being sold, with the benefit of the commercial tenant in occupation and vacant residential accommodation. The property is NOT subject to VAT.

To comply with our legal responsibilities as marketing agents, under Anti-Money Laundering law, it will be necessary for the successful purchaser to provide various documentation such as identification and proof of funds before the sale can progress, of which there is a small charge affiliated.

Legal Costs

Each party to bear their own professional and legal costs incurred throughout the legal process.

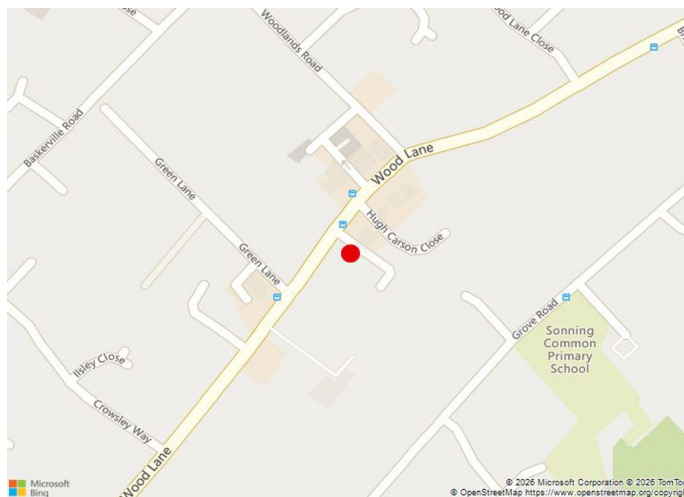
Energy Performance Rating

Retail Unit TBC

Maisonette D-58

Viewing Arrangements:

Please contact sole agents for further information and to arrange a viewing.



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