



MICHAEL KING

Commercial Property Consultants
119 Beech Lane Earley Reading RG6 5QD

07970 618 915

FOR SALE FREEHOLD

Rarely Available

REDHATCH YARD READING ROAD BURGHEFIELD RG7 3BL

1870 sq ft approx. of building plus secure yard / parking



Location Burghfield Common is a prosperous village less than six miles from the centre of Reading. Junctions 11 and 12 of the M4 are less than five miles away. Heathrow Airport is

Nearby on Reading Road there are various local shops.

This property has been used for commercial uses for over thirty years and is situated on Reading Road between houses

Property Description :

Main Building - Ground floor workshop area inc kitchenette and two wc's	1135 sq ft
First Floor Office	234 sq ft
Separate Store	505 sq ft

Secure rear yard (approx. 25 ft by 60 ft)

Plus front yard area

Plot depth of circa 200 ft

Electric, gas and water connected.

Gas Fired radiator heating to main building

The separate Store has power and lighting.

Rateable Value £10,750. Any occupier qualifying for small business rate relief would pay no business rates under the current scheme.

Terms For Sale Freehold with vacant possession. Price Guide £350,000 (Three Hundred and Fifty Thousand Pounds)

VAT: It is believed VAT will not be payable on the purchase price

Legal Costs Each side to pay their own costs but a non returnable deposit of £1500 is required to cover abortive legal costs should a prospective purchaser not complete a purchase within an agreed timescale (unless otherwise agreed between the parties)

EPC - TBC

Note : The owner of the neighbouring property (Redhatch) has a right of way over the front driveway of Redhatch Yard to access their garden.

Anti Money Laundering Regulations require us to receive identification documents, proof of address and proof of funds evidence. Further details upon request.

Further Information Tim Brailli of Michael King Commercial 07970 618 915
tbrailli@talk21.com

NOTE: None of the services or facilities within the building have been tested by Michael King. Therefore no warranty is given as to their serviceability. Prospective Puchasers should rely on their own investigations.



Site plan for identification purposes only. Refer to Land Registry records for full detail



View of rear yard and rear store



View from rear yard to main building