



SITUATION

Located opposite the junction with Horseshoe Road in this attractive village, opposite **Londis** and being within a few hundred yards of **Costa, Age UK, Lloyds Pharmacy, WHSmith, Oxfam, The Co-operative Food** and host of independent retailers, restaurants and cafés. In addition, Pangbourne Rail Station (Mainline) is less than ½ mile distant and provides rail services direct to London, Paddington. Pangbourne is a popular and sought-after commuter village, located approx. 5 miles west of Reading town centre, enjoying good access to the M4 (Junction 12) via the A340.

PROPERTY

A mid-terrace building comprising a **Former Ground Floor Betting Shop** with internal access to **Ancillary Accommodation** on the first floor. In addition, the property includes a 15'4" deep front forecourt and a rear Garden.

ACCOMMODATION

Ground Floor Former Betting Shop

Gross Frontage	16'2"
Internal Width	14'0"
Shop & Built Depth	22'5"
GIA	Approx. 315 sq ft

First Floor Ancillary

2 Rooms, 2 WCs	
GIA	Approx. 315 sq ft

Total GIA **Approx. 630 sq ft**

View diagonally opposite Property



VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: There may be potential to convert the property to Residential Use and create off-street parking, subject to obtaining the necessary consents.

Note 2: No. 33 Reading Road (2 bed terraced house) sold for £240,000 in 2015 (Source: Zoopla).

Note 3: The property is adjacent to a former pub which is being converted into residential units.

Vacant Former Betting Shop with Potential

The Surveyors dealing with this property are
Steven Grossman and Joshua Platt

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**

Vendor's Solicitors

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