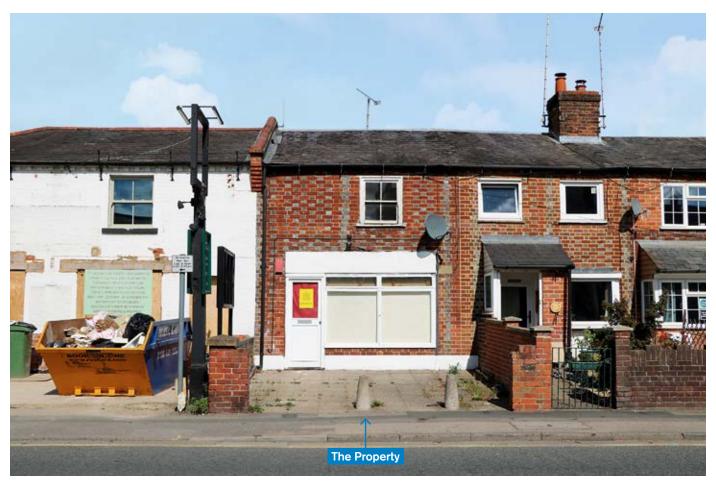
6 week completion



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 Cooperative 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 Internal Width 14'0" 22'5" Shop & Built Depth

Approx. 315 sq ft GIA

First Floor Ancillary

2 Rooms, 2 WCs

GIA Approx. 315 sq ft **Total GIA** Approx. 630 sq ft



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

Vendor's Solicitors

Harold Benjamin Solicitors Tel: 020 8422 5678 Ref: Ms Sarah Paul Email: sarah.paul@haroldbenjamin.com