



## FORMER "CHARTERS" GARAGE

Oxford Road Tilehurst Reading Berkshire RG31 6TQ

<b>TYPE</b>	<b>FORMER CAR DEALERSHIP / DEVELOPMENT POTENTIAL (STP)</b>
<b>TENURE</b>	<b>FREEHOLD</b>
<b>SIZE</b>	<b>7,768 SQ FT (721.69 SQ M)</b>
<b>SITE AREA</b>	<b>0.845 ACRES (0.342 HECTARES)</b>
<b>PRICE</b>	<b>OFFERS INVITED</b>

### KEY POINTS

- > Prominent site with main road frontage to A329
- > Benefits from showroom, workshop, wash bay, and large forecourt
- > Redevelopment potential (STP)
- > Of interest to occupiers, investors and developers
- > Walking distance to Tilehurst Train Station
- > Available freehold with vacant possession
- > Closing date for offers:  
**12noon on Thursday 12<sup>th</sup> October**

## Location

The property is situated on the north side of Oxford Road A329, in a predominately residential location on the Tilehurst / Purley borders 4 miles west of Reading town centre.

Tilehurst train station is a 3 minute walk which provides direct train services to Reading Mainline Station and the Elizabeth Line to the east, and Didcot Parkway and Oxford to the west. The property which is also within easy reach of Junction 12 (3.5 miles away) and Junction 11 (7 miles away) of the M4 Motorway.

what3words ///flown.edges.lands

## Description

The property comprises a large prominent site totalling 0.845 acres, having been used for many years as car sales, display and servicing centre, benefitting from considerable frontage onto the A329 Oxford Road.

Existing buildings include a vehicle showroom with ancillary offices and WCs, with workshop underneath that is accessed from the side, plus a separate 3-bay workshop / MOT facility. There are also 4 garages, a car wash bay and extensive car parking. There is one Tree Preservation Order in place on the site.

The property will appeal to occupiers, investors and developers (subject to planning).

A copy of an Edozo plan accompanying these particulars of sale shows the approximate boundaries of the property edged in red.

## Specification

- For sale freehold
- Vacant possession
- Immediately available
- Rarely available
- Separate ingress and egress points
- Redevelopment potential (STP)
- Conditional and unconditional offers invited

## Accommodation

We understand the Gross Internal Areas (GIA) are as follows;

Floor	sq ft	sq m
Upper Floor Showroom & Office	2,881	267.67
Lower Floor Workshop	3,792	352.27
Service Centre	1,095	101.75
<b>Total</b>	<b>7,768</b>	<b>721.69</b>

There are four garages totalling 862 sq ft (80 sqm), and space for c.80 car parking spaces.

The overall site area extends to approximately 0.342 hectares (0.845 acres).

## Energy Performance Asset Rating

EPC Rating: TBC

## Rateable Value 2023/24

£117,000

## Terms

Conditional and unconditional offers for the freehold with vacant possession are invited by 12:00 noon on Thursday 12<sup>th</sup> October.

## Legal Costs / VAT

Each party to bear their own legal costs.

Prices are quoted exclusive of VAT which will be charged.

## Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



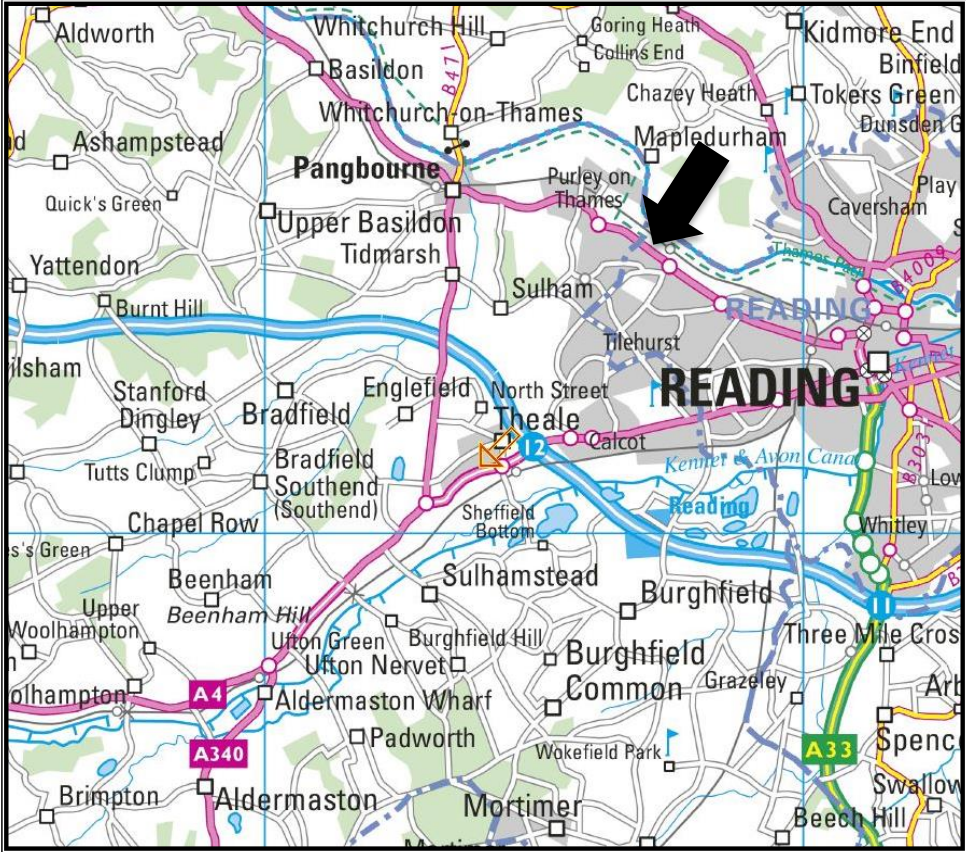
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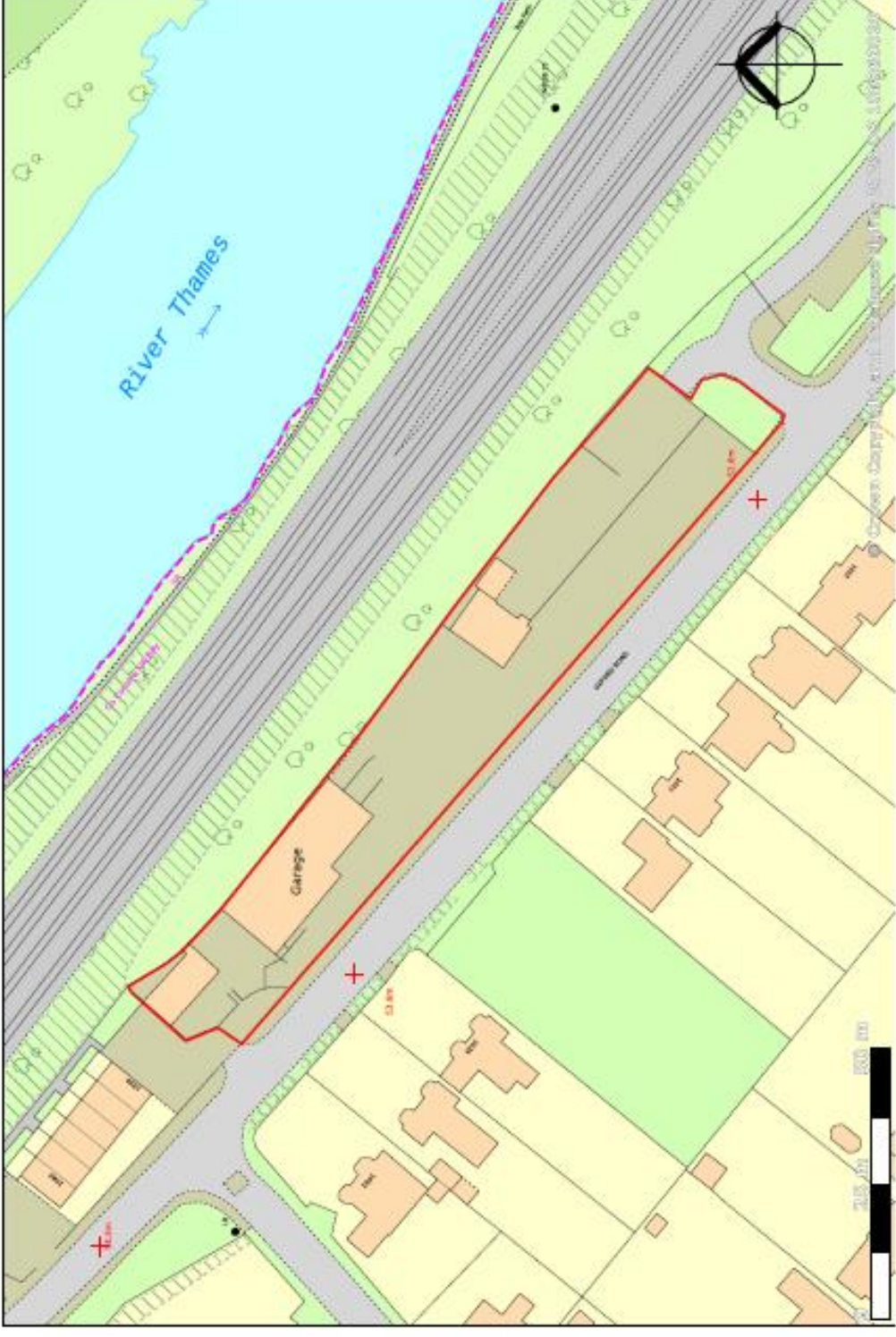


# Location Plan



Plan For Information Purposes Only. Not To Scale

Charters, Oxford Road, Tilehurst, Reading RG31 6TQ



Plotted Scale - 1:1,250

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