

**FREEHOLD
FOR SALE**

Mulberry House

1a Eldon Road | Reading | **Berkshire RG1 4DJ**

POTENTIAL FOR RESIDENTIAL REDEVELOPMENT (SUBJECT TO PLANNING)



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- **PROMINENT LOCATION**
 - **OFFERS INVITED ON AN UNCONDITIONAL BASIS**
 - **SITE AREA OF 0.21 ACRES**
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LOCATION

The property is located in a prominent position on Eldon Road, surrounded primarily by residential accommodation. Access to the site is via Eldon Terrace. Mulberry House is within a short walk of Reading railway station and the town centre, and has direct access to Eldon Road to the west. SATNAV: RG1 4DJ

DESCRIPTION

The existing property comprises a single storey 1960's purpose built dental surgery of solid brick construction with a flat felt roof. The windows are metal framed and single glazed.

The site is raised from road level and accessed via steps from Eldon Road. The property provides 5 car parking spaces to the south east of the site.

The total site area is approximately 0.21 acres.

NB. The Mulberry Tree at the front of the site has a TPO.

OPPORTUNITY

The site provides an opportunity to redevelop either a residential or commercial scheme in a popular area of Reading.

Interested parties are invited to contact Reading Borough Council on 0118 937 3787 regarding planning permissions.

CONDITIONS OF SALE

The property is to be sold freehold with vacant possession upon completion.

MEASUREMENTS

Existing Building **953 sq. ft.** **88.55 sq. m.**
Site area: 0.21 acres

NB (The measurements quoted are calculated on a gross internal basis in accordance with the RICS code of measuring practice Edition 6. However, any prospective tenant must satisfy themselves and not rely on the measurements provided. These are provided for indication purposes only).



Plan for indicative purposes only.



Stuart Chambers
stuart@newballerino.co.uk
07545 803419
Steve New
steve@newballerino.co.uk
07874 902123

VIEWING By appointment through the joint sole letting agents.

Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. December 2016.