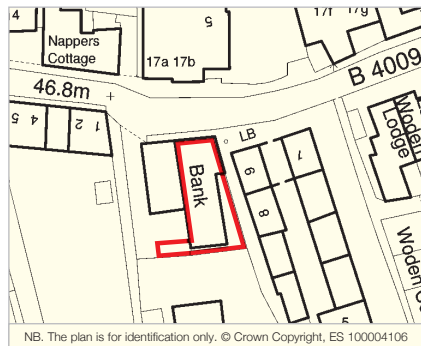


Reading

Former Lloyds Bank, High Street, Goring-on-Thames, Berkshire RG8 9AT

- **A Freehold Semi-Detached Building**
- Internally arranged to provide Ground Floor Former Bank Premises with a Self-Contained Two Bedroom First Floor Flat above
- Ground Floor Unit Accommodation extending to Approximately (NIA) 108.27 sq m (1,165 sq ft)
- Permitted Development Application submitted for Conversion of Ground Floor Rear to create a One Bedroom Flat – Decision Pending
- Further potential for Redevelopment subject to obtaining all the necessary consents

Vacant Possession



To View

The property will be open for viewing every Thursday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Harrison Clark Rickerbys (Ref: Claire Leyshon).
Tel: 01189 256097.
Email: cleyshon@hcrlaw.com

**VACANT – Freehold Building with
Planning Submitted**



Tenure

Freehold.

Location

The property is situated on the south side of High Street (B4009), to the west of its junction with Cleeve Road. A range of shops and amenities is available along Goring High Street, offering independent retailers, cafés and restaurants. Rail services run from Goring & Streatley Station approximately 0.3 miles to the south-east. Road communications are afforded by the A329 connecting to the M4 Motorway. The open spaces of Lardon Chase National Park are within walking distance.

Description

The property comprises a semi-detached building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide a ground floor former banking premises unit together with a self-contained first floor flat above.

Accommodation

Existing

Ground Floor Retail Unit (former bank)
Gross Frontage 6.14 m
NIA approximately 108.27 sq m (1,165 sq ft)

First Floor Self-Contained Flat

Reception Room, Two Bedrooms, Kitchen, Bathroom with WC and wash basin

Planning

Local Planning Authority: South Oxfordshire District Council.
Tel: 01235 422600.

A permitted development application has been submitted for conversion of the rear part of the ground floor into a self-contained one bedroom flat (Decision Pending).
The property affords further potential for redevelopment subject to obtaining all necessary consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

Lot 78 - WITHDRAWN