

Reading
102 & 104 Wokingham Road,
Berkshire
RG6 1JL

- **Two Freehold Interconnecting Semi-Detached Buildings**
- Internally arranged as Eleven Self-Contained Flats
- Each Flat subject to an Assured Shorthold Tenancy
- Off-Street Parking
- Close to Reading Town Centre
- To be offered Collectively as One Lot
- Total Current Rent Reserved

£73,440 per annum (equivalent)

BY ORDER OF RECEIVERS



Viewings

The property will be open for viewing on Wednesday 26th March between 10.30 – 11.30 a.m.

Seller's Solicitor

Goldsmith Williams
(Ref: R G Bower).
Tel: 0845 373 6014.
Email: gbower@goldsmithwilliams.co.uk

INVESTMENT – Freehold Building



Tenure

Freehold.

Location

The property is situated on the west side of Wokingham Road to the north of its junction with Culver Road. Local amenities are available along London Road (A4) to the north whilst the comprehensive facilities of Reading town centre are only 1.8 miles to the north-west. The A3290 provides direct access to the M4 Motorway 4.6 miles to the south. Reading Rail Station is 2.2 miles to the north and provides direct services to London Paddington with journey times of 30 minutes.

Description

The property comprises two interconnecting semi-detached buildings each arranged over ground and two upper floors beneath a pitched roof. Internally the buildings are arranged to provide a total of eleven self-contained flats. To the front and rear is car parking. In addition there is a garden to the rear.

Accommodation and Tenancies

The property was not internally inspected by Allsop. The information set out in the schedule of Accommodation and Tenancies below was provided by the Vendor.

Building	Flat	Accommodation	Tenancy	Current Rent £ p.c.m.
102 Wokingham Road	1	Studio Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 14th January 2013 (Holding over)	£425 p.c.m.
	2	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 14th September 2013	£595 p.c.m
	3	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 27th November 2013	£570 p.c.m
	4	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 14th July 2013	£525 p.c.m
	5	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 14th November 2011 (Holding over)	£575 p.c.m
	6	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 15th June 2012 (Holding over)	£540 p.c.m
104 Wokingham Road	1	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 1st December 2008 (Holding over)	£400 p.c.m
	2	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 25th March 2013	£650 p.c.m
	3	Studio Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 6th March 2014	£595 p.c.m
	4	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 4th June 2013	£595 p.c.m
	5	Reception Room, Bedroom, Kitchen, Bathroom with WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 2nd July 2013	£650 p.c.m

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.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.