



Tenure

Freehold.

Location

The property is situated on the west side of Watlington Street, to the north of its junction with The Grove. The local amenities of Reading town centre are readily accessible. Reading University and Royal Berkshire Hospital are both within walking distance to the south. Reading Rail Station is within close proximity to the north-west.

Description

The property comprises an end of terrace building arranged over lower ground, ground, first and second floors beneath a pitched roof. Internally, the property is arranged to provide four self-contained flats. The property benefits from a garden.

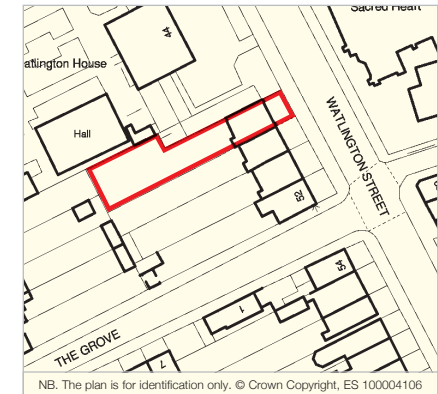
Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Reading

**46 Watlington Street,
Berkshire
RG1 4AY**

- **A Freehold End of Terrace Building internally arranged to provide Four Self-Contained Flats (3 x One Bedroom Flats and 1 x Two Bedroom Flat)**
- Each Flat subject to an Assured Shorthold Tenancy
- **Total Current Rent Reserved £44,000 per annum (equivalent)**



To View

Please Call: Joint Auctioneers.
Tel: 0118 959 0001 (Ref: Imran Alam).
The property will be open for viewing every Tuesday and Friday before the auction from 10:00 - 10:30am.

Joint Auctioneer

Messrs Queensgate Residential. (Ref: IA).
Email: imran@qgres.co.uk

Seller's Solicitor

NC Brothers & Co (Ref: KS).
Tel: 01189 589966.
Email: ncbrothers@gmail.com

Property	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
1	Basement & Garden	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 29th January 2018	£12,000 p.a.
2	Ground Floor	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 5th February 2018	£14,000 p.a.
3	First Floor	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 20th July 2017	£9,000 p.a.
4	Top Floor	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 25th September 2017	£9,000 p.a.

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.

INVESTMENT – Freehold Building

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