



... move with ease



TOTAL: 220.0 m² (2,368 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

MASONS
ESTATE AGENTS



211/211a Caversham Road, Reading, RG1 8BB
 Price £495,000 Freehold



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 Price £495,000 Freehold

Masons are proud to offer to the market this great investment opportunity, a rarely available mixed use property, consisting of a ground floor cafe & catering business on a new 10 year lease at £18,000 per annum and has been in situ for 17 years, with a first & second floor split level and self contained three bedroom apartment, let at £23,400 per annum (inclusive of utilities), with a total income of £41,400 per annum. Situated in a prime location, being close to Caversham & Reading centres and just yards from The River Thames. Please get in contact to find out more about this wonderful opportunity. NO CHAIN. (Additional photos to follow)

- Mixed Use Freehold Commercial/Residential
- Established Cafe on a New 10 Year Lease
- Three Bedroom Split Level Apartment
- Prime Location
- Close to Caversham & Reading Centres
- Yards from The River Thames
- £41,000 Total Income
- 8.36% Yield
- Viewing Recommended

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Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given.