Residential Development Opportunity

42 Queen’s Road, Reading, RG1 4BB
Freehold For Sale

- The property currently provides approximately 235 sqm (2,535 sqft) of office space
- Grade II listed Georgian building in the prominent Queen’s Crescent
- Potential for residential conversion / re-development subject to the necessary consents
- Total Site area of approximately 0.025 hectares (0.063 acres)
- Unconditional offers are invited by noon on Wednesday 21st March 2018
Location
The property lies to the South of Queen’s Road approximately 1km (0.5 miles) to the south of Reading town centre. Reading is a strategic regional town in the Thames Valley / M4 corridor with a population of circa 200,000 people. The town is located approximately 67km (42 miles) west of London, 44km (27.5 miles) south of Oxford and 27km (17 miles) east of Newbury.

Reading town centre accommodates a number of retail outlets such as the Oracle Shopping Centre and Broad Street Mall, a variety of supermarkets including Sainsbury’s, Waitrose and Marks & Spencer, Vue Cinema, the Hexagon theatre, numerous bars and riverside restaurants.

The property is situated approximately 900m (0.5 miles) to the south of Reading Railway Station which provides direct links to the South-West of England and Midlands, with regular fast services to London Paddington taking approximately 22 minutes. The introduction of Crossrail to Reading in 2019 will provide direct services to new stations within London including Bond Street, Liverpool Street and Canary Wharf.
**Site Description**

The property currently comprises a 3 storey Grade II listed Georgian town house, with a modern extension to the rear. The current use of the property is offices. The property extends to approximately 235.5 sqm (2,535 sqft) NIA with a total site area of approximately 0.025 hectares (0.063 acres).

The property is situated within the Grade II listed Queen’s Cresent, with Queen’s Road to the north and Livery Close to the south, which provides access to the car park.

A neighbouring property, 38 Queens Road, has been converted into residential accommodation comprising five 1 and 2 bedroom apartments. We would anticipate that, subject to the necessary consents, this property would have similar potential.

**Legal**

The site is owned freehold by the vendor under registered title BK125894. Copies of the title are provided as part of the information pack. The purchaser should consider the title information and take advice from a legal professional.

**Services**

Purchasers are advised to make their own enquiries with the supply companies in respect of their specific requirements.

**Viewings**

Interested parties are able to view the property externally from Queen’s Road. Internal viewings are strictly by appointment, if you would like to arrange an inspection please contact the agents.

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**42 Queens Road, Reading, RG1 4BB**

Gross Internal Area (approx) = 235.5 sq m / 2535 sq ft
Basement = 47.6 sq m / 512 sq ft
Total = 283.1 sq m / 3047 sq ft
For identification only. Not to scale.
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**Floor Plans**

- **Basement**
  - 3.71 x 3.32
  - 12'2" x 10'10"
  - 5.76 x 3.76
  - 19'0" x 12'6"

- **Bedroom 1**
  - 3.80 x 3.40
  - 12'6" x 11'2"

- **Bedroom 2**
  - 5.76 x 3.56
  - 19'0" x 12'1"

- **Bedroom 3**
  - 3.79 x 3.41
  - 12'5" x 11'2"

- **Bedroom 4**
  - 5.76 x 2.76
  - 18'11" x 9'2"

- **Kitchen**
  - 3.77 x 3.37
  - 12'4" x 11'1"

- **Office Space**
  - 14.52 x 5.36
  - 47'8" x 17'7"

- **Sitting Room**
  - 4.41 x 4.32
  - 14'6" x 14'2"

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**NOTE**: Published for the purposes of identification only and although believed to be correct its accuracy is not guaranteed. Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationary Office © Crown copyright licence number 100022432 Savills UK Limited.
Method of Sale

Offers are invited for the freehold by noon on Wednesday 21st March 2018. Please note that the Vendor will not be obligated to accept the highest or any other offer. In order that we are able to accurately appraise all offers on a like for like basis, please provide the following information in support of your bid:

- Details of your proposal for the site;
- Confirmation of any conditions attached to the offer, and the anticipated timescales for satisfying the conditions;
- Details of any further information required or investigations to be carried out prior to exchange including anticipated timescales for carrying out proposed works;
- Specify any assumptions made in relation to anticipated abnormal development costs;
- Confirmation of your anticipated timescales for exchange and completion of contracts;
- Provide details of how you propose to fund the purchase as well as confirmation that your bid had received board approval or equivalent, and if not, the process and anticipated timescales required to obtain such approval;
- Specify your proposed exchange deposit;
- Provide any other information that you feel should be taken into consideration in the assessment of your bid; for example any recent experience of delivering schemes of this nature in the vicinity.

Information Pack

An electronic information pack containing title copies and measured floorplans is available. Please click here to access the information pack.

VAT

We are advised that the property is not VAT registered.

Local Authority

Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU
http://www.reading.gov.uk

Important Notice

Savills, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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