



INVESTORS WANTED

Link Up are delighted to present this investment opportunity, a retail property located in the heart of Reading. Boasting a prime location, this commercially-zoned property showcases immense potential for investors seeking a promising venture.

Spanning an impressive 1668.4 square feet plot, this property comes with approved demolition and planning permission for a five-storey building which will consist of;

- **Ground Floor** - 1 Commercial Unit
- **First Floor** - 3 One Bed Apartments
- **Second Floor** - 1 Two Bed Apartment
- **Third Floor** - 1 Two Bed Apartment
- **Forth Floor** - 1 One Bed Apartment

See floor plans section for approved drawings.

Further enhancing the already enticing prospects it offers. Its highly sought-after location within Reading ensures great visibility and foot traffic.

Situated only a two-minute drive away from the A329, connecting directly to the M4, this property has excellent connectivity to major transport routes, ensuring ease of access. The strategic location contributes to its desirability and promises convenience

- Investment Opportunity
- Demolition Approved
- 5 Storey Building Planning Permission Approved
- Located In Heart of Reading
- 1668.4 Sq Ft Plot
- 2 Min Drive To A329 / Connect To M4
- Prime Location

Situated only a two-minute drive away from the A329, connecting directly to the M4, this property has excellent connectivity to major transport routes, ensuring ease of access. The strategic location contributes to its desirability and promises convenience for all occupants.

This unique investment opportunity is perfectly suited for visionary entrepreneurs aiming to establish their business in a rapidly growing market. With all the necessary approvals in place, including demolition and planning permissions, this property offers a solid foundation for unlocking its full potential.

Don't miss out on this rewarding investment opportunity. Reach out today to arrange a viewing and explore the possibilities this property holds for your business.

Council Tax band: E

Tenure: Freehold





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