

Development Site For Sale



**64 Old Bath Road
Calcot
READING
RG31 7QJ**

- Suitable for continued pub/restaurant use
- Development opportunity suitable for variety of uses STP
- Planning application submitted - residential development
- Prominent roadside location on Bath Road (A4)
- 0.42 acre site

OIRO £900,000 + VAT

LOCATION

The property occupies a prominent roadside location on the Bath Road (A4) to the south west of Reading city centre and is approximately 1 mile from Jct 12 , M4. Nearby occupiers include Sainsbury's, Aldi, Boots, Next, Homebase, Carpetright and Porsche.

PROPERTY

A former public house occupying a site providing 0.42 acres.

DEVELOPMENT OPPORTUNITY

In our view this is an excellent development opportunity suitable for both commercial and residential development.

PLANNING APPLICATION

Interested parties are advised that a Planning Application (17/01927/OUTD) has been submitted to West Berkshire Council to demolish the existing pub and construct four detached dwellings. **Click here** to view the Planning Application and plans.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

TERMS

We are instructed to invite unconditional offers of £900,000, excluding VAT, for the benefit of our client's freehold interest with vacant possession.

VIEWING

For further information or an appointment to view contact sole agents:

Warren Drake - 020 7495 7500

warren@drakeproperty.co.uk

drakeproperty.co.uk

180 Piccadilly, London, W1J 9HF



Misrepresentation Act 1967

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