

# GEORGE & DRAGON

162 Bath Road, Reading, RG30 2HA



## Key Highlights

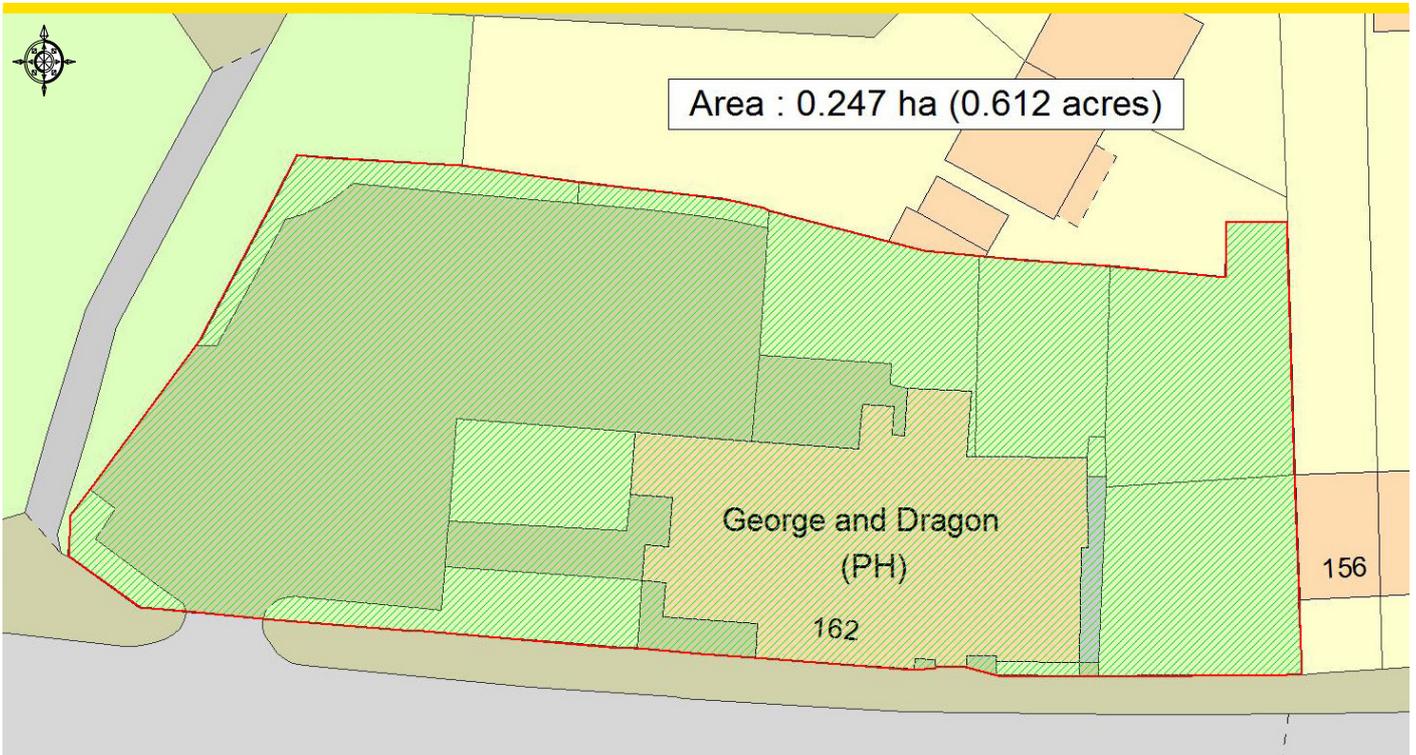
- Roadside Public House
- Prominent position on Bath Road (A4)
- Large car park (36 spaces) and trade garden
- Development opportunity for alternative uses (STP)
- Site area extending to 0.247ha (0.612 acres)
- Approximate Gross Internal Area 619 sqm (6,663 sq ft)
- For sale on a conditional or unconditional basis.
- Offers also invited on a conventional leasehold basis from occupiers for a range of potential uses

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Red line for indicative purposes only

### Location

Reading is a town and unitary authority in Berkshire. It is situated approximately 36 miles (58 km) west of central London and 24 miles (39 km) south of Oxford. It is located in the Thames Valley at the confluence of the River Thames and River Kennet.

Reading has two train stations. Reading West Railway Station is approximately 2.1 miles (3.4km) to the north east and Reading Railway Station is approximately 2.9 miles (4.7km) to the north east. Both stations have regular trains running to London Paddington with a journey time of around 30 minutes.

The George & Dragon comprises a substantial detached public house fronting Bath Road (A4). Bath Road is a busy single carriageway leading east to Castle Hill roundabout which provides access to the A329, the main road which dissects Reading town centre.

The property is bound to the north and east by residential properties, to the south by Bath Road (A4) and to the west by Moorlands Avenue. Bath Road comprises residential and commercial uses including: Lidl, Aldi, Tesco Express, car garages, a hotel and public houses.

### Description

The property is arranged over basement, ground and first floors with a large car park (36 spaces) and trade garden to the side. Elevations are of brickwork, part of which have been rendered and painted incorporating timber framed windows. The property has a pitched roof.

### Internal Description

The entrance to the pub faces Bath Road and leads to a restaurant area with raised seating areas to the right hand side of the central bar servery. To the left of the bar is a further trading area arranged as an entertainment and sports area. There is a side entrance accessible from the trade garden which leads to the bar area. Also at ground floor level there are ladies' and gentlemen's WC's, an office, storage rooms and trade kitchen. At first floor there is a two bedroom flat with a living room and bathroom which leads to further accommodation comprising of a bedroom, living room bathroom and kitchen.

The gross internal floor area is approximately 6,663 sq ft (619 sqm).

### Rating

The property is listed in the 2017 Rating List with a Rateable Value of £62,300. The National Multiplier for England and Wales in 2021/22 is £0.512.

The living accommodation on the first floor has a Council Tax assessment within Band C.

### Planning & Development Opportunity

The property is not listed. The planning authority is Reading Borough Council.

The Local Plan was adopted in November 2019. Follow the link for planning policies relating to the property.

[www.reading.gov.uk/planning/planning-policy/new-local-plan/](http://www.reading.gov.uk/planning/planning-policy/new-local-plan/)

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We have prepared two illustrative site layout plans to demonstrate how the site could accommodate a housing scheme and also a flatted scheme.

Alternatively the property may suit a range of drive to and/or drive thru coffee, fast food or other retail uses, subject to planning permission. Our Client would contemplate undertaking this form of development for a Tenant. Offers are also invited on this basis.

## Licences

The property has a Premises Licence ref LP2002470. The premises are licenced to sell alcohol from 11am to 11.30pm Sunday to Thursday and 11am to 11.30pm Friday to Sunday.

## Energy Performance

The subject property has been given a 'D88' Rating.

## Tenure

Freehold with vacant possession.

## Viewing

For a formal viewing, strictly by appointment with Savills.

## Offers

The property is available for sale on either an unconditional or conditional upon planning basis. Alternatively, our client could develop the property for an end-user. Offers are therefore also invited on a conventional leasehold basis.

## Money Laundering

Money laundering regulations require Savills to conduct checks upon all purchasers and tenants. Prospective purchasers/tenants will need to provide proof of identity and residence.



Indicative Plan - Option 1: Housing



Indicative Plan - Option 2: Apartments

## Contact

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