



## 13-15 Boulton Street

Reading, RG1 4RD

**Freehold commercial premises. Potentially suitable for a range of uses (STP)**

**1,698 sq ft**  
(157.75 sq m)

- Walking distance to Reading Town Centre
- Potential for refurbishment or change of use (STP)
- Secure yard/ parking area
- Most recently used as offices/clinic

# 13-15 Boulton Street, Reading, RG1 4RD

## Summary

Available Size	1,698 sq ft
Price	Offers in the region of £315,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

## Description

13-15 Boulton Street is a site consisting of two commercial buildings of traditional construction providing accommodation across ground and one upper floor as well as a parking area to the rear. There is access to the private parking at the rear through an underpass. The property offers a rare opportunity to acquire a freehold property suitable for owner occupiers or redevelopment potential (subject to planning).

## Location

13-15 Boulton Street is located on a quiet road within walking distance of Reading station as well as the amenities provided by the Oracle shopping centre. The property is located close to two of the main arterial routes in and out of Reading, the IDR (Inner Distribution Road) and the London Road.

Reading is recognised as the ‘capital’ of the Thames Valley and is an established office location with excellent road and public transport links. Reading Station is a regional rail hub with connection to a number of major UK cities, including frequent services to London Paddington (26 minutes), London Waterloo and Gatwick Airport.

## Accommodation

The accommodation comprises the following areas:

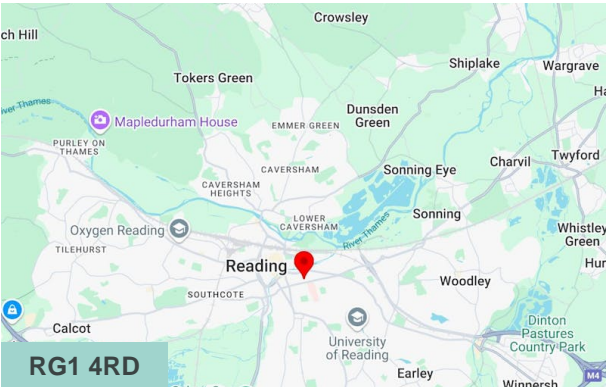
Name	sq ft	sq m	Availability
Unit - 13	913	84.82	Available
Unit - 15	785	72.93	Available
Total	1,698	157.75	

## Viewings

Strictly by prior appointment with the sole agents Hicks Baker.

## Terms

Freehold for sale. Offers are invited on an unconditional basis.



## Viewing & Further Information



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