

**FOR SALE****TOWN CENTRE PERIOD OFFICE BUILDING**  
**With consent for residential conversion****2,913 SQ FT (270.63 SQM) NET INTERNAL**

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**9 CASTLE STREET  
READING  
RG1 7SB**

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## LOCATION

9 Castle Street occupies a prominent location on Castle Street in the heart of Reading Town Centre. It is within a convenient walking distance of The Oracle Shopping Centre and a full range of other town centre amenities, including the Station with excellent rail links to London Paddington, Waterloo and the National rail network.

## DESCRIPTION

An attractive, self-contained period building comprising basement, lower ground, ground, first and second floor accommodation. The building has retained many of its original features including a central light well and split level accommodation. Externally there is a small garden area for the exclusive use of the building.

## EXISTING FLOOR AREAS

Basement	275 sq ft	25.55 sqm
Lower Ground Floor	278 sq ft	25.83 sqm
Ground Floor	817 sq ft	75.90 sqm
First Floor	839 sq ft	77.95 sqm
Second Floor	<u>704 sq ft</u>	<u>65.40 sqm</u>
<b>TOTAL</b>	<b>2,913 sq ft</b>	<b>270.63 sqm</b>

## PLANNING

The building has consent for a residential conversion to provide 2 x two bedroom apartments and 3 x one bedroom apartments. Plans are available on request. The total consented area is 2,977 sqft.

## TERMS

- Guide Price on application
- Vacant possession on completion
- Unconditional offers only

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING

Strictly by prior appointment with the sole letting agents:

**Darren Parkinson**

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