

1 & 1A James Street (formerly 9 George Street) Reading



4 storey house, currently converted to provide 2 independent self contained apartments

Just over ½ mile from the town centre and less than 1 mile to the railway station

Requires some expenditure

Suitable for ongoing occupation as 2 independent units, conversion back to a single unit or maybe conversion to an HMO.

1 James Street – Ground and Lower Ground floor - 2 bedrooms, bathroom, reception room and kitchen

Energy Performance Certificate: Band E

1A James Street – First and second floor - 2 bedrooms, bathroom, reception room and kitchen

Energy Performance Certificate: Band E

2/3 car parking spaces , small garden

Predicted Broadband Speeds: Ultrafast highest download 1800Mbps, Ultrafast highest upload 220Mbps

FOR SALE BY ONLINE PUBLIC AUCTION sale date anticipated July 2026 (unless sold beforehand)

The Solicitors: LGP Solicitors, Lacemaker House, 5-7 Chapel Street, Marlow SL7 3HN
Telephone: 01628 404626 Email: aland@lgpsolicitors.co.uk

1 & 1A James Street, Reading RG1 7NR

DESCRIPTION/LOCATION: A semi-detached house occupying a prominent position on the corner of George Street and James Street. Formerly known as 9 George Street with retail on the ground floor, storage behind and residential above. Many years ago the property was converted to 2 self contained flats, each approached from James Street, hence the new addresses. Until recently the property had been Let for many years but is now available with vacant possession. The most likely alternatives include improving the existing accommodation and re-Letting or selling as 2 individual self contained apartments, conversion to a single residential unit or conversion to an HMO, subject to obtaining a licence.

The property is situated just off the Oxford Road and is within ½ mile of Friar Street which forms part of Reading town centre. The railway station is less than 1 mile with alternative services into London including Waterloo, Paddington and the Elizabeth line. There are also services to the west of England, South Wales, Midlands, north of England and Scotland.

1A James Street – First and Second floor

Second floor

Landing:

Bedroom 1: 13'4 x 11'9 double aspect, electric storage heater, cupboard with hot water tank

Bedroom 2: 11'9 x 7'4 with electric storage heater, part scaled ceiling

First floor

approached through private gate which also leads to secure garden, staircase to first floor

Landing:

Kitchen: 9'9 max x 8' stainless steel sink unit, adjoining worktop, double wall mounted cupboard, space for cooker and fridge/freezer, plumbing for washing machine, window overlooking rear garden

Bathroom: modern white suite comprising panelled bath, mixer tap and hand shower, pedestal wash hand basin, low level WC, part tiled walls, extractor fan

Inner Hallway: understairs cupboard

Reception Room: 11'9 x 11'9 double aspect room, 2 double built in wardrobes

1 James Street – Ground and Lower Ground floor

Ground floor 3 steps up to the front door

Entrance Hall: storage heater

Reception Room: 12'3 x 12' storage heater, cupboard with hot water tank

Bedroom 1: 11'10 x 11'6 double aspect, 2 full height double built in wardrobes, part shelved, storage heater

Lower Ground Floor/Basement

Bedroom 2: 11'10 x 11'6 door to outside, cupboard housing electricity meter, storage heater, shelving in recess

Hallway: electric storage heater

Kitchen: 11'9 x 6'9 worktop with inset stainless steel sink unit, cupboards below, plumbing for washing machine, worktop with inset electric 4 ring hob and oven below, further worktop with cupboards below and above, space for fridge/freezer, tiled floor

Inner Hallway:

Bathroom: white suite of panelled bath, mixer taps and hand shower, pedestal wash hand basin, low level WC, walls fully tiled

Gardens: There is an enclosed rear garden/courtyard with access adjoining the entrance to 1A James Street.

Car Parking: There is a small parking space fronting George Street and there are 2 parking spaces (although a little shorter than standard depths) with direct access from James Street. The sellers' have applied for a licence for a drop kerb.

SERVICES: Mains water, electricity and drainage are connected.

COUNCIL TAX: 1A James Street - Band B 1James Street – Band B

LOCAL AUTHORITY: Reading Borough Council

VIEWING:

Strictly by appointment with the Owner's Sole Agents and Auctioneers,
Martin & Pole, Wokingham Tel: 0118 978 0777
Email: wokingham@martinpole.co.uk

THE CONDITIONS OF SALE: are included in the Legal and Information Pack available from the Auctioneers prior to the Auction Sale and online at www.martinpole.co.uk. A copy of the Conditions of Sale will be attached to these Particulars to form part of the Contract.

* **Property Auctioneers are required by the ASA to explain to prospective buyers the definitions of Price Guide and Reserve. The Reserve is the minimum price set by the seller at which the auctioneer can sell the property. The reserve can be set and agreed at any point up to the start of the auction or indeed can be changed during the auction. The reserve can be lower than the guide price, the same as the guide price or up to 10% above the guide price. In accordance with ASA guidelines the guide price can be changed at any time up to and including the day of the auction sale. If the guide price is changed we will endeavour to advertise the new guide price at the earliest opportunity.**

IMPORTANT NOTICES

Identification of the Buyer

To accord with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and the Proceeds of Crime Act 2002 as amended:

For online auctions: To register no less than 24 hours before the start of the auction on the AMS platform (accessed via our website) which requires proof of ID to accord with the above regulations. The registered bidder, if successful, is the Buyer. If it is intended there should be two or more parties or a company bidding, the regulations apply to all parties including company directors.

For Public Auctions: The same regulations apply, with registration no less than one hour before the start of the sale.

Buyer's Fee

A charge of £900 (inc VAT), payable only by the successful Buyer, will be due to the Auctioneers Martin & Pole. An appropriate VAT receipted invoice will be issued.

Signing the Memorandum, Payment of the Deposit and Buyer's Fee

The Auctioneer is authorised to sign the Memorandum/Contract on behalf of the Buyer. The successful bidder at an online auction is liable to pay the deposit and the Buyer's Fee of £900 inc vat at the conclusion of the sale or for a sale by public auction, on the fall of the hammer. The deposit and Buyer's Fee should be paid directly into the allocated Martin and Pole Client B account.

Property Details

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances, or fittings (if any) referred to in the details. We recommend that each of the statements is verified and the condition of the property and of the services, appliances, and fittings (if any) is investigated by you or your advisers before you finalise your offer to purchase, bid for the property or enter into a contractual commitment.

Stipulations

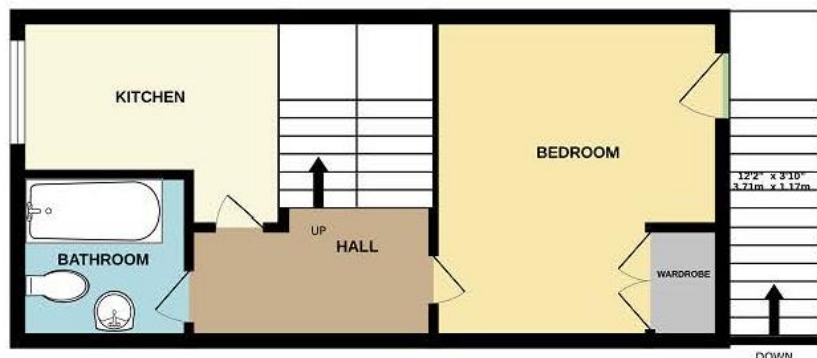
The property is sold with all faults and defects whether of condition or otherwise and neither the Seller nor the Agents of the Seller are responsible for any faults or defects or for any statements contained in the Particulars of the property prepared by the Agents. The Buyer hereby acknowledges that he has not entered into this Contract in reliance on any of the said statements and they have satisfied themselves as to the correctness of each of the said statements by said Agents in relation to or in connection with the property.

1 James Street, Reading RG1 7NR

Ground Floor



Lower Ground Floor



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MEMORANDUM OF AGREEMENT

Property:

Date of Agreement: day of2026

Buyer:

Address:
..... Postcode:

Buyer's Solicitor: Contact:.....

Address:
..... Postcode:

Purchase Price £

Deposit £

Balance £

The Seller will sell and the Buyer will buy the Property described as in the foregoing Particulars and Conditions of Sale for the Purchase Price in accordance with and subject to the terms and conditions referred to in the Conditions of Sale.

Martin & Pole acknowledge receipt of the Deposit in part payment of the Purchase Price. The Buyer agrees to pay the balance of the Purchase Price and to complete the purchase in accordance with the Conditions of Sale.

Signed by or on behalf of:

Buyer

Seller

DCA Fo 37001/May 2026



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