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Martin & Pole

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Residential & Commercial Estate Agents
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents

264 Kentwood Hill, Tilehurst.



One of 7/8 Retail/Residential Units close to the Junction of Kentwood Hill and Oxford Road.

In need of considerable improvement and with scope for capital appreciation by way of creating a new independent front access to the first floor accommodation - other properties in this Parade have been adapted accordingly.

On the First Floor: 4 rooms, bathroom, and landing.

On the Ground Floor: Retail 21' wide x 14'9" deep with storeroom behind also living room, kitchen, and dining room. Garden with rear vehicular access.

Some outbuildings - other properties have been considerably extended,

FOR SALE BY PUBLIC AUCTION (unless previously sold)

This will be a timed Auction – further details shortly

Viewing: By appointment on Saturday 4th December and Wednesday 15th December 2021

The Solicitors: Field, Seymour Parkes LLP, 1 London Road, Reading. RG1 4PN.
Contact: Jemini Gova Email: jemini.gova@fsp-law.com
Tel: 0118 951 6200



FOR SALE BY PUBLIC AUCTION

Price Guide £225,000*

264 Kentwood Hill, Tilehurst, Reading. RG31 6DR.

DESCRIPTION/LOCATION: A mid terraced two storey property with brickwork elevations although on the ground floor replaced with a shop all beneath a tiled roof. On this occasion the brickwork has been painted – other Units in the terrace include some painted and some natural brickwork. In need of considerable expenditure and with real potential to enhance the value – other properties have been extended on the ground floor into the garden. Also, some have created an independent first floor by reducing the shop frontage and creating a new private doorway at the front to independent first floor accommodation.

Currently there are four rooms and a bathroom on the first floor, although the fourth room measures 8'8 x 5'10 max. On the ground floor the retail area at the front leads to a storeroom and beyond there are two/three rooms. There is a middle room that could be used as a dining room where the current staircase leads to the first floor. Beyond is the kitchen and to one side the lounge, which has been extended. Beyond the lounge but inaccessible at the present time is a covered area leading to outbuildings and an overgrown garden. There is a detached building at the end of garden. The conveyance confirms vehicular access on either side of the eight units and across the rear. It will be immediately noted that the rear access has been obstructed, through lack of maintenance.

Other Units in the Parade include a Fish & Chip Shop, Takeaway including Italian pizza and fried chicken and a Village Pizza Shop. There is also a double Unit occupied by Tilehurst Store/Costcutter, one Unit occupied by a Dentist and the other by Industrial Air Limited.

There is some forecourt parking.

Close to the junction of Kentwood Hill and Oxford Road (A329) and less than half a mile from Tilehurst railway station with car park, immediately beyond the railway line is the Thames Path and River Thames. Kentwood Hill is approximately midway between Reading town centre to the east and the delightful Thameside Village of Pangbourne to the west. The nearest junction to the M4 motorway is Junction 12. This is a densely populated residential area also supporting a nearby Waitrose.

On the First Floor:

Front Left: 12'3 x 10'1.

Front Right: 13'1 x 10'6.

Back Right: 15'7 x 10'7.

Back Left: 8'8 x 5'10 max.

Bathroom: with bathroom adjoining the landing with door leading to toilet beyond.

Landing:

On the Ground Floor:

Retail: 21' wide x 14'9 deep with central doorway, window displays on either side.

Storeroom: 9'3 x 4'6 – immediately behind the shop. Leading to:

Middle Room: 15'3 x 7'9 with staircase to first floor.

Kitchen: 10'10 x 10'2 with door to garden.

Reception Room extended 19'4 x 9' max.

NB: Other properties have been considerably extended into the garden area. There are already some outbuildings including one fronting the roadway at the rear.

Rateable Value: The property is described as Shop & Premises and the rateable value £5,900 – this relates just to the ground floor.

Council Tax: The first-floor accommodation is assessed in Council Tax Band B.

EPC: There is a non-residential Energy Performance Certificate with the property assessed with Energy Rating Band E. The floor area is described as 133' square metres. The Certificate is valid until 7th May 2022.

Tenure: Freehold with vacant possession upon completion of the purchase.

Viewing: Strictly by appointment with the Owner's Sole Agents & Auctioneers. For further information and appointment to view contact Sarah Watson on 0118 978 0777 or by 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 Special 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 endeavor to advertise the new guide price at the earliest opportunity. A list of final guide prices will be published in the auction room immediately prior to the sale. This may be the first opportunity to publish changes.

IMPORTANT NOTICES

Identification of the Buyer

To accord with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002:

No later than the date of the auction when the Memorandum of Agreement of the sale and purchase is to be signed we are required to see and keep copies of documentary evidence of the Buyer's identity and address. If you intend to bid please contact us for further information of the documents required to be produced (full details of which are also given in the Information Pack available for intending Buyers) or if you prefer to register beforehand.

Buyer's Fee

A charge of £500 (plus VAT), payable only by the successful Buyer, will be due to the Auctioneers, Martin & Pole, upon signature of the Memorandum of Agreement of the sale and purchase. An appropriate VAT receipted invoice will be issued immediately after the day of the auction sale

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

The Buyer(s) will be required to sign Memorandum of Agreement attached to these Particulars, to pay the Deposit and Buyer's Fee immediately after the fall of the hammer. Payment of the deposit will only be accepted if made by cheque or bankers draft drawn on the account of the named Buyer and drawn on a UK clearing bank.

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 he has satisfied himself as to the correctness of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the Seller or the said Agents in relation to or in connection with the property.



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MEMORANDUM OF AGREEMENT

Date of Agreement: day of2021

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



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