



An opportunity to acquire a commercial unit that was used as an MOT garage with workshop and offices with a detached 2 bedroom house. Located on a prime main road position in Winnersh with excellent transport links, the garage access is gated and there is an additional yard area that would be suitable for storage, subject to obtaining any relevant planning consents. The buildings will require some improvement and upgrading and also offer the potential for redevelopment, subject to planning.

Interested? Please contact our sales team to find out more, or to book a viewing.

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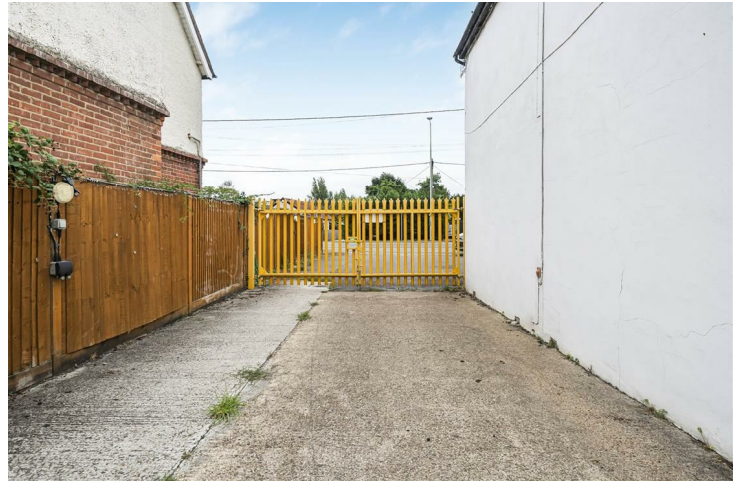




- Mixed use opportunity with potential for redevelopment, subject to planning
- 2 Bed detached house + Former MOT Garage with workshop, store and office
- Gated access with generous parking
- Opportunity to improve and upgrade
- Yard suitable for storage, subject to planning and store room
- No onward chain







Council tax band D  
Council- WBC

#### Additional information:

##### Parking

The property has driveway parking to the front of the house with gated access at the side leading to the commercial unit with parking for multiple vehicles.

Property construction – Standard form

##### Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – House-gas central heating.

- Workshop -oil fired heater in the workshop

##### Energy Performance Certificates:

Residential EPC Rating E

Commercial EPC Rating G

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

##### Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

We understand the property may contain asbestos, specifically the garage/workshop roof.

##### Commercial Unit

The commercial unit measures 2945 sq ft and comprises a former MOT testing bay, workshop, 2 x offices, store room and customer toilet. There is a yard to the side of the store room that could be suitable for open-storage subject to obtaining any relevant planning consents.

Floorplan

Approximate Gross Internal Area 1109 sq ft - 103 sq m  
(Excluding Garage/Outbuilding)  
Ground Floor Area 638 sq ft - 59 sq m  
First Floor Area 471 sq ft - 44 sq m  
Garage/Outbuilding Area 2945 sq ft - 274 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

HASLAM'S  
Sales



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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