

## FOR SALE

**Substantial Freehold Hotel & Development Opportunity**  
**Approx. 9,250sq.ft. (862M<sup>2</sup>) across Four Adjoining Properties**  
**22 En-Suite Bedrooms + 2 Studio Apartments**  
**Prominent Caversham Road, Reading RG1 8AZ**



### Freehold Hotel / Bed & Breakfast

#### 144-150 Caversham Rd, Reading, Berks, RG1 8AZ

**Location:** Prominently situated on Caversham Road (A4155), a main route linking Caversham and Reading town centre.

Reading Mainline Station is within walking distance, providing fast services to London Paddington (approx. 25–30 minutes) and Elizabeth Line connections. The M4 motorway is easily accessible.

An established mixed residential and commercial area close to the River Thames. Reading benefits from strong corporate demand and annual events including Reading Festival, supporting hospitality and short-term accommodation demand.

**Premises:** The property comprises four adjoining terraced buildings (Nos. 144–150 Caversham Road) which have been acquired and internally linked to form one substantial freehold hospitality premises. Historically operated as a 22-bedroom hotel / Bed and Breakfast, the accommodation is arranged over ground and upper floors and extends to approximately 862M<sup>2</sup> (9,250sqft) GIA.

The ground floor provides a reception foyer/lounge area, bar, dining/restaurant space with hardwood tables and upholstered seating and a fully equipped commercial kitchen, together with ancillary areas including customer W.C.'s, laundry, stores and a dedicated boiler room housing three boilers (two recently installed (new) Worcester units). The restaurant/café area includes fitted counter displays and commercial coffee equipment etc.

The upper floors comprise 22 fully en-suite guest bedrooms (3 singles, 16 doubles and 3 larger/family rooms), all fitted and previously operational. To the rear are two self-contained studio apartments with independent access, currently let on short-term ASTs.

Externally, the property benefits from rear access and rear yard providing approximately 4–5 on-site parking spaces. The building is already set up to operate as a hotel and would mainly need cosmetic improvements before reopening, subject to purchaser requirements.

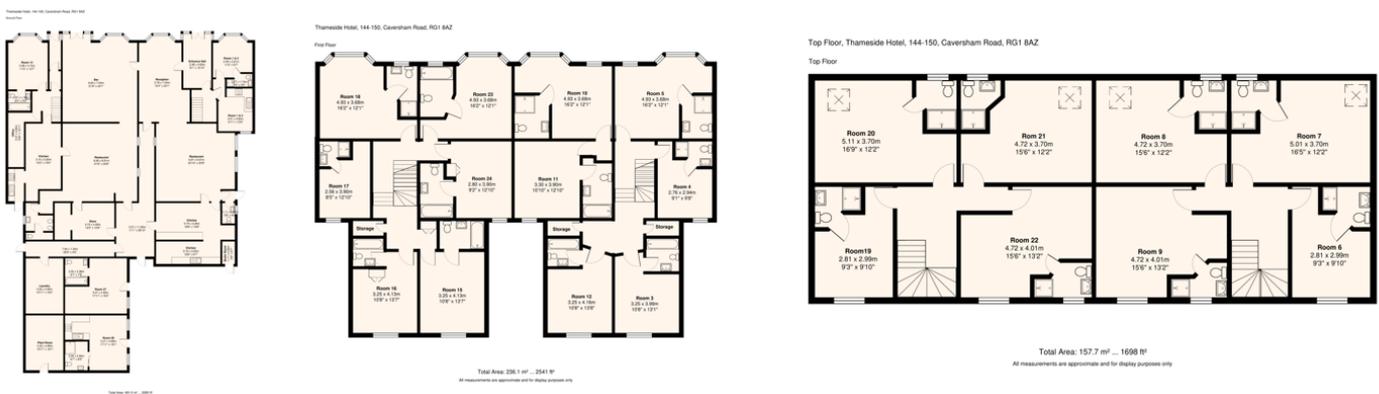
**Commercial EPC** – D89 – Valid until 3<sup>rd</sup> January 2027 **Rateable Value** - £81,500 – From 1<sup>st</sup> April 2026

**Tenure:** Freehold.

**Development Potential (STPP):** The property can continue to operate as a hotel or B&B, or it could be used for other hospitality purposes such as a restaurant with rooms, a pub with accommodation or serviced apartments. There may also be potential to convert the building to residential use. The adjoining freehold property at 140–142 Caversham Road (trading as Rainbow Carpets) is also available for sale by separate negotiation. Buying the adjoining property would increase the overall frontage and site size, allowing for greater redevelopment potential or a larger hospitality or mixed-use scheme, subject to planning.

**Summary:** This property combines established hospitality infrastructure with redevelopment potential in one of the Thames Valley's strongest commercial centres. Its size, layout and prominent location offer purchasers a versatile asset capable of supporting a range of future uses, subject to planning.

### Floor Plan:



**Viewing** - Strictly by prior arrangement with Lansley Commercial - 0118 959 0271.

**PRICE:- £2.5 MILLION - FREEHOLD**

**Ref: DR.1678**



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**NOTE:** Particulars are as supplied by Vendor and verified as far as possible but we cannot accept responsibility for any inaccuracy. \*Any dimensions quoted are for guidance only 18022026