



# CROWN STREET STUDIOS

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CROWN STREET, READING





Image: The Oracle Riverside Shopping Centre.

# CROWN STREET STUDIOS

Redbrick Wealth are pleased to offer our latest HANDS OFF investment opportunity of 14 studio apartments in central Reading, leased to a serviced accommodation provider on a 20 year lease.

These are located just a 5 minute walk from the town centre and a mile from the university. These studios create an ideal investment with a good yield and strong capital growth opportunity.





# THE INVESTMENT

- Crown Street Studios is a newly completed development of 14 studio apartments located only a short walk from Reading town centre.
- Developed from an existing building, these studios are completed to the highest standard.
- A serviced accommodation provider has a 20 year lease on the building paying **£12,000pcm**, creating a truly **HANDS OFF** investment with an annual income of **£144,000** net.
- Purchase price: **£1.85 million**.
- Yield: **7.8%**



# LEASE DETAILS

- 20 year lease with break clause at year 10
- Annual rent reviews in line with inflation
- 6 week cash deposit
- Deposit and rent guarantee insurance
- Personal and company guarantees from the leasee





## WHY BUY IN READING?

READING IS A GREAT PLACE TO INVEST  
IN A CONVENIENT SOUTH EAST LOCATION

- 41 miles (66 km) west of central London
- 40 miles (64 km) east from Swindon
- 27 miles (43 km) south from Oxford
- 16 miles (26 km) north from Basingstoke

THE LOCAL PROPERTY MARKET HAS GROWN  
**40%** IN THE LAST 5 YEARS

THE ARRIVAL OF CROSS RAIL IN 2019, SHOULD  
ENSURE CONTINUED STRONG GROWTH MAKING  
READING A GREAT LOCATION FOR  
CAPITAL GROWTH.



Image: Inside The Oracle Shopping Centre.



Image: Kennet & Avon Canal



Image: Local Restaurants.

## ATTRACTING BIG NAMES

- Reading will be on the new Cross Rail from 2019
- Reading Station is large with trains to London taking only 23 mins and good access to the rest of the country
- Reading is the largest town in the UK with a Population of over 200,000 and growing fast
- It is also a proudly multicultural society with a broad range of ethnic groups
- Reading also has over 100 parks and playgrounds
- Reading is the home of Reading Football Club
- The University of Reading was established in 1892 and is now ranked in the top 1% of universities worldwide

BG Group, ING Direct, Microsoft, Oracle[83],  
Hibu (formerly Yell Group), Prudential,  
PepsiCo, Wrigley International Computers Limited,  
Digital, Agilent Technologies, Cisco, Ericsson,  
Symantec, Verizon Business, Commvault





# THE DEVELOPER

Based in the South East of England we have a high yielding existing portfolio of residential and commercial properties across Hampshire & Berkshire right through to Greater London. Some of our past projects & existing assets owned & under management:

- Apart hotels
- Blocks of HMO flats
- Larger Commercial HMOs
- Residential care home conversion to residential
- Office to Residential Flat conversions
- Guest Houses & Hotels
- Retail & Offices

Nicholas Wallwork is the CEO and Founder with over 16 years in the property investment and development market, a fully in-house managed portfolio stock of over £20 million and several successful property businesses.

Our complementary portfolio of companies includes:



[www.redbrickwealth.com](http://www.redbrickwealth.com)  
Property Investment Consultancy



[www.redbrickpropertyservices.com](http://www.redbrickpropertyservices.com)  
Investment Estate, Lettings & Management Agency based in Reading, Berkshire, UK.



Various Property Development Companies (LLP's and Ltd)



[www.propertyforum.com](http://www.propertyforum.com)  
World's Largest International Property Forum & News portal providing us with un-paralleled access to the market.

Contact us:  
[info@redbrickwealth.com](mailto:info@redbrickwealth.com)  
or call: 0845 3888 358

Image: Extensive shopping and leisure development on the Kennet & Avon canal, central Reading.

## ALTERNATIVE POTENTIAL FUTURE USES

### BUY-TO-LET

With a diverse, well educated and creative population, Reading has some of the best performing schools in the UK, a red brick university leading the world in climate change study, one of the best shopping centres in the country, and is surrounded by unspoilt countryside and magnificent stretches of the river Thames. It was recently named the best place to live and work in the Good Growth for Cities 2015 Index and is ranked second for productivity (behind London) in the Centre for Cities' Cities Monitor 2016.

These factors have created a higher than average employment level and a strong rental market - making these studios ideal for Buy-to-Let as they are close to the town centre.

### STUDENT

In addition to a strong Buy-to-Let Market Reading University is only 1 mile away and the Unite Student accommodation is close by - these apartments will appeal to students who want a better quality finish - and with university numbers increasing year on year, this is a strong market for investors.





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