

225 King's Road, Reading – 21st March 2018
Schedule of Offers

Party	Structure	Offer	Anticipated Timeframes	Conditions / Further Investigations / Assumptions	Acknowledged Local Listing?	Other Comments
Arjun Gill OOAK Developments	Unconditional or Subject to Planning	Unconditional £1,150,000 Or Conditional Retail - £750,000 Live-Work - £1,250,000 Mews Houses - £1,500,000 Apartments - £1,750,000 Apart-hotel - £2,050,000	<ul style="list-style-type: none"> Construction time of 38 weeks 	<ul style="list-style-type: none"> Allowed for asbestos removal 	No changes to frontage	
Stuart Black	Unconditional	£1,200,000	<ul style="list-style-type: none"> Exchange within 20 days of agreeing heads of terms Completion within 15 days from exchange 	<ul style="list-style-type: none"> Subject to contract 	No	<ul style="list-style-type: none"> Equity funded
Summex	Unconditional	10% Deposit £1,050,000 Or	<ul style="list-style-type: none"> 2-3 months to exchange 18 month option period 12 month optional extension 	<ul style="list-style-type: none"> Planning consent for 20 studio, one, two and three bedroom apartments Full on-site Affordable Housing contribution Construction costs of £160 assumed on Quantity Surveyor advice Additional costs assumed for landscaping, contamination and demolition. 	Yes	
Red Line Land Ltd	Conditional	c.£1,393,000 (£110 per gross floor area, with minimum area and overage clause)			Yes	
Piers Knight The Knight Group	Unconditional	£755,000 Or £555,000	<ul style="list-style-type: none"> 6 months from start of construction to opening 		Yes	<ul style="list-style-type: none"> Retain existing use as a leisure centre Potential for subsidised membership fee's with lower offer Equity funded, Arjun Gill backing

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Rajan Galot Fortune Investment	Unconditional	£630,000	-	-	Not detailed	-
Charles Isaac Bridgewood Plc	Conditional	£615,000	<ul style="list-style-type: none"> Longstop date of 18 months to achieve planning, with an extension for appeal 	Subject to: <ul style="list-style-type: none"> Planning consent for 9 flats comprising 4,650sqft GIA of private space and 1,075 sqft of affordable housing. Potential for an additional 4 dwellings STP 	Yes	-
Venkat Pabbathi Mossfield	Unconditional	£506,000	<ul style="list-style-type: none"> Exchange and complete ASAP 	-	Yes	<ul style="list-style-type: none"> Mixed use scheme combining gym/swimming pool and residential flats. Leisure areas could be leased back to the council or commercial leisure companies.
Kamran Hussain	Unconditional	£350,000	-	-	No	-
Damian O'Toole	Unconditional	£250,000	-	-	No	-