

34 Port Street, Evesham, WR11 1AW



FOR SALE

Mixed-Use Investment For Sale via Auction on Thursday 16th May

GIA: 2,720 ft² (256.80 m²)

Location

Evesham is a rapidly expanding market town on the River Avon with a population of approximately 24,000.

Evesham is served by excellent road communications; Junction 9 of the M5 motorway is approximately 10 miles (Tewkesbury) and Junction 6 at Worcester 15 miles distant.

Birmingham is located approx. 30 miles to the north and London approximately 100 miles to the south. The town also benefits from a main line rail connection located to the northern end of Evesham high street.

Description

A mid-terraced mixed-use building of traditional masonry construction with pitched tiled roof over.

The premises comprise of a ground floor tattoo / aesthetics operator who has been in occupation for several years.

The first floor comprises of a house of multiple occupation benefitting from five lettable bedrooms with communal kitchen, lounge, and bathroom facilities.

To the rear of the property is a separate rear cottage of masonry construction with pitched roof over. It comprises of lounge, kitchen diner and first floor bedroom.

A large timber workshop is located to the rear, adjacent to the cottage.

Accommodation

GF Retail	620 ft2	57.60 M2
HMO Upper	1,226 ft2	118 M2
Rear Cottage	486 ft2	45.20 M2
Workshop	388 ft2	36 M2
Total	2,720 ft2	256.80 M

Terms

The property is being sold at auction by Bond Wolfe on Thursday 16th May 2024.

Guide Price: £225,000 plus

Tenancies

Ground Floor Retail: £9,600 Per Annum (Rolling Over)

HMO: 2 Rooms let at £10,140 Per Annum (combined)

Rear Cottage: AST @ £6,000 Per Annum

Total Income: £25,740 PA

Services

We understand that the building benefits from all mains services.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

Title Number

Freehold title number WR56356.

VAT

All prices quoted are exclusive of VAT, which may be payable.

Legal Costs

Please see legal pack.

Energy Performance

Available upon request.

Viewings

Via the joint agents:

Siddall Jones
0121 638 0500

Bond Wolfe Auctions
0121 312 1212

