



Port Street, Evesham, WR11 3LF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£365,000

- A freehold mixed use investment property
- Plus ERV of retail part £16,500pa
- Parking to rear
- Passing rent £21,600pa
- Two Retail & Four Residential Units
- Total ERV £36,600pa

65 Port Street is a mixed-use investment comprising two retail units on the ground floor and four separately accessed one bedroom flats/bedsits on the upper floors. Access to the flats is from the rear.

The commercial unit comprises two shops. Both are accessed from a recessed open fronted porch. There is car parking at the rear of the shop for one car.

Location

The property sits at the higher end of Port Street and is within walking distance of Evesham's main shopping centre. Port Street is one of the main thoroughfares into the town centre, benefitting from a high volume of pedestrian footfall. The area is a thriving tertiary shopping centre for Evesham with a number of well-established and newly opened independent traders including a travel agent, butchers shops, restaurants, fish & chip shop and public house. The recently restored Regal Cinema attracts many more people from out of Town into the area

Investment Summary

The Freehold comprises:

Ground floor Retail:

Right hand - Vacant ERV £10,000pa

Left Hand - Vacant ERV £5,000pa

Residential:

Flat 1A - £500 per calendar month (£6,000 pa)

Flat 2B - £450 per calendar month (£5,400 pa)

Flat 3C - £400 per calendar month (£4,800 pa)

Flat 4D - £450 per calendar month (£5,400 pa)

Total £21,600 per annum (ERV £36,600pa)

Business Rates & Council Tax

65 Port Street - £4,750 rateable value

65A Port Street - £4,450 rateable value

Residential accommodation: Each flat is listed as being Council Tax Band A.

Services

Mains electricity, water and drainage are connected to the property.

Energy Performance Certificate

Retail: C (69)

Residential:

Flat 1A - F (32)

Flat 2B - E (42)

Flat 3C - E (49)

Flat 4D - F (31)

Viewing

To arrange a viewing please contact the commercial Team: 01386 765700

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice

For further information please email commercial@sheldonbosleyknight.co.uk