



33 St. Johns

Worcester, WR2 5AG

Andrew Grant

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1 Bedroom 1 Bathroom 1 Reception Room

A rare freehold opportunity in central Worcester, offering a self-contained flat and vacant commercial unit with strong rental prospects and attractive yields in a prime location.

- Freehold mixed-use property with both residential and commercial elements.
- Vacant commercial unit with anticipated rental income of £500pcm.
- Self-contained flat with proven rental income of £625pcm.
- Shared supply with sub-meters for straightforward utility management.
- Central Worcester location close to amenities, schools and transport.

This mixed-use freehold property presents a rare investment opportunity in the heart of St. Johns, Worcester. Offering both residential and commercial income streams, it combines location, practicality and strong rental demand. The ground floor commercial unit is currently vacant and provides excellent potential for a wide range of occupiers. With an expected rental of £500 per calendar month, it is ideally positioned to attract local businesses. Above, a self-contained flat has been producing £625 per calendar month and will soon become vacant, allowing flexibility for either new tenants or owner occupation. Both elements are supported by a single supply with sub-meters, ensuring simple utility management. With projected yields of 5–6% for the flat and 6–7% for the commercial unit, opportunities of this type are scarce, making this a highly appealing investment for those seeking secure returns and long-term growth.





The kitchen

The kitchen provides fitted cabinetry, useful work surfaces and a built-in oven with hob and extractor. Space for appliances is included, making it highly practical. A large window brings in natural light and offers pleasant views, creating a bright and functional setting with easy access to the rest of the property.





The living room

The living room is a generous and inviting space featuring an attractive fireplace as its focal point. A tall window allows natural light to fill the room while offering pleasant views outside. Positioned for convenient access from the hallway, this reception area provides an ideal setting for everyday living and relaxation.





The bedroom

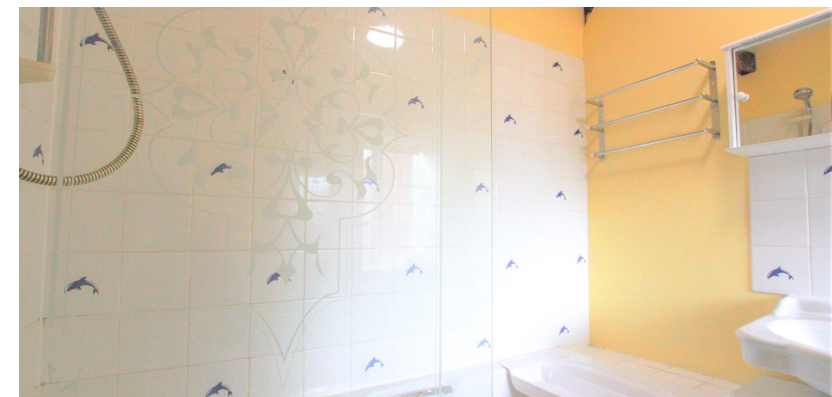
The bedroom is generously proportioned and features exposed timber details that highlight the character of the property. A large window allows light to flow through the room while offering pleasant views. With a practical layout and direct access from the hallway, it provides a comfortable and versatile space for rest and relaxation.





The bathroom

The bathroom includes a bath with overhead shower, wash basin and WC, all arranged for convenience. Decorative tiling adds character while a window provides ventilation and natural light. Positioned off the hallway, it offers a functional and well-presented space that serves the property effectively, combining practicality with an inviting atmosphere.





The commercial unit

Situated at ground level with a prominent frontage, this commercial unit offers excellent visibility and accessibility in the heart of St Johns. The main shop floor is bright and practical, benefiting from a wide display window that draws in natural light and captures the attention of passing trade. Its versatile layout makes it well suited to a variety of business opportunities.



To the rear, a dedicated kitchen and preparation area provides functional workspace, complemented by fitted surfaces and sinks, making it suitable for a range of uses. An adjoining WC completes the layout, ensuring convenience for staff and customers. With a potential rental income of £500pcm and its flexible configuration, this unit presents an attractive investment prospect or an ideal base for an owner-occupier looking to establish a business in a thriving location.

Location

The property occupies a prime position in St. Johns, one of Worcester's most vibrant and convenient districts. The immediate area offers a wide selection of shops, supermarkets, cafés, restaurants and services, all within easy walking distance. The University of Worcester is close by, along with well-regarded schools, which enhances the appeal of the flat to a wide range of tenants.

St. Johns also provides access to attractive riverside walks and green spaces, giving residents the benefit of both urban convenience and leisure opportunities. The property is well connected, with Worcester Foregate Street and Worcester Shrub Hill stations offering direct rail services to Birmingham and London. The nearby M5 motorway provides excellent regional road links, while local bus routes serve the wider city.

This combination of strong amenities, respected education facilities and excellent transport connections ensures consistent demand from both residential and commercial tenants, making 33 St. Johns a highly desirable investment opportunity.

Services

The property benefits from mains gas, electricity, water and drainage.

Council Tax

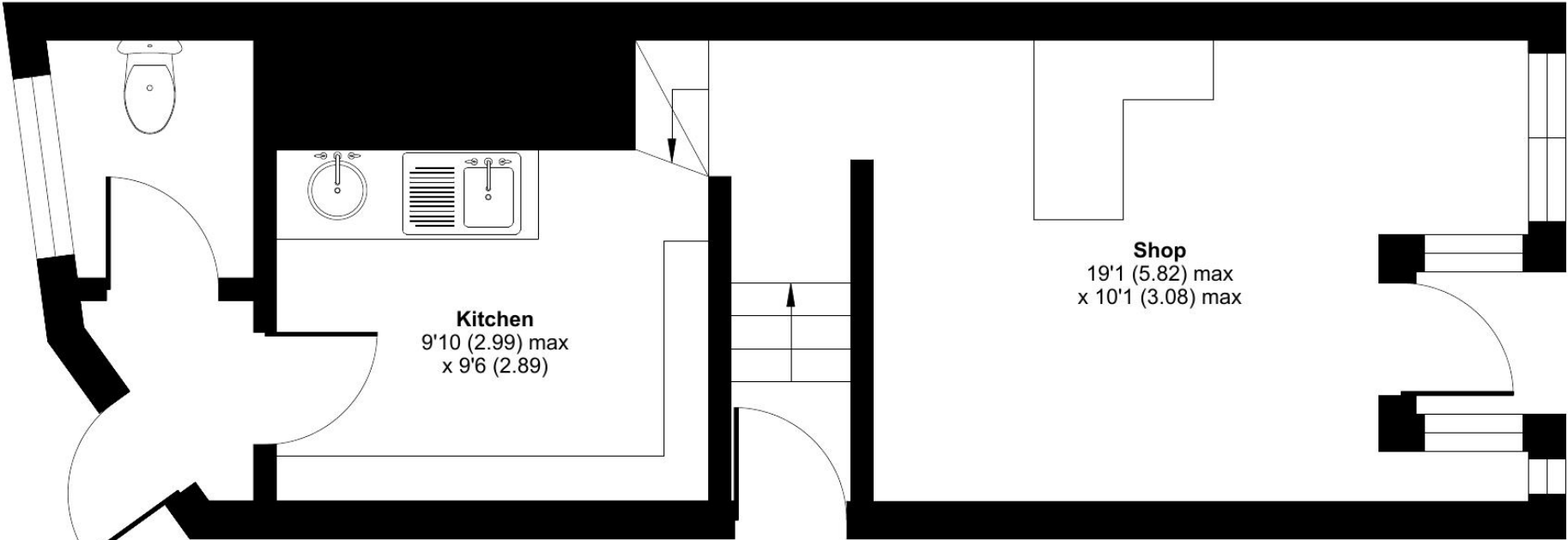
The Council Tax for this property is Band A.



St. Johns, Worcester, WR2

Approximate Area = 282 sq ft / 26.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīche.com 2025. Produced for Andrew Grant. REF: 1350772

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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