



Port Street

Port Street Mews | | Evesham | WR11 1AW

Offers Over £700,000

COOPER & CO

*** A FANTASTIC OPPORTUNITY TO ACQUIRE THE FREEHOLD OF FOUR RESIDENTIAL UNITS, TOGETHER WITH A COMMERCIAL SHOP FRONT WITH EST. GROSS YIELD RETURN 16.14% ***

All residential units are presented in turnkey condition, offering immediate rental income potential with no additional refurbishment required. This mixed-use property provides a rare chance to secure a well-positioned freehold asset with potential residential and commercial revenue streams, making it an attractive addition to any investment portfolio.

The opportunity comprises in more detail of:

- 1. 1 Port Street Mews - Potential rental income £2200pcm and £26,400pa. Working on average £550pcm (average £550 per room pcm)
- 2. 2 Port Street Mews - Potential rental income £2200pcm and £26,400pa. Working on average £550pcm (average £550 per room pcm)
- 3. 3 Port Street Mews - Potential rental income £2200pcm and £26,400pa. Working on average £550pcm (average £550 per room pcm)
- 4. 4 Port Street Mews - Potential rental income £2200pcm and £26,400pa. Working on average £550pcm (average £550 per room pcm)

20 Port Street - Currently a beautician, therapy and hair salon currently let for £600pcm /£7200pa (with over 2 years remaining)

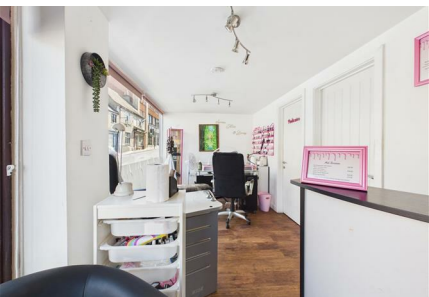
Totaling a potential rental income of £112,800

Freehold - an abundance of carparking and outside spaces with 2 well presented courtyards.



20 Port Street

Internally boasting of Hallway, three beauty rooms, hairdressers which are all laminate flooring underfoot, radiators, and access to a kitchenette and wc/shower room. This unit is currently used as Sandra's hairdressers & beauticians, which brings in £7200.00 annually currently, with a 3 year lease from August 2025.



1 Port Mews

Internally boasts of hallway with laminate flooring, leading to kitchen which has a good mix of wall and base units with integrated sink and drainer, electric oven and hob, and space for white-goods, shared bathroom with stand alone sink basin, low flush WC and bath with shower over. Property has four bedrooms all rooms have radiators and windows that over look to the rear and front aspect.

EPC - C

Council Tax - C

Heating - GCH

Vacant Position.

2 Port Mews

Internally boasts of hallway with laminate flooring and part paneled walls leading to a bedroom with laminate flooring and window to the rear, shared shower room with low flush WC, stand alone sink basin and walk in shower, window aspect, modern kitchen has a good mix of wall and base units with integrated sink and drainer, electric oven and hob, and space for white-goods with window to rear, further hallway leads to a another 3 bedrooms, all with laminate flooring and window aspect to rear and front. All rooms have radiators.

EPC - C

Council Tax - C

Heating Type - GCH

Vacant Position.

3 Port Mews

Internally boasts of hallway with character tiled flooring, leading to a vinyl floored communal living area with window to courtyard aspect and beams to the ceiling, kitchen has a good mix of wall and base units with integrated sink and drainer, electric oven and hob, and space for white-goods, shared bathroom with stand alone sink basin, low flush WC and bath with shower over and four bedrooms, main bedroom with en-suite which provides stand alone sink basin, low flush WC and walk in shower. All rooms have radiators and windows that over look the shared courtyard.

EPC - C

Council Tax - B

Heating Type - GCH

Vacant Position.

4 Port Mews

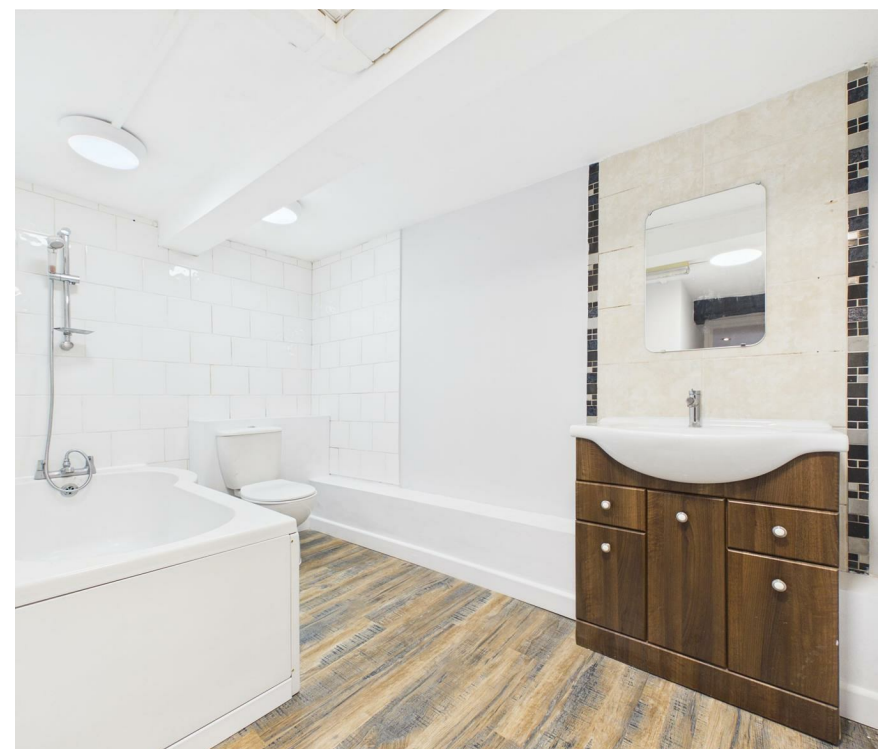
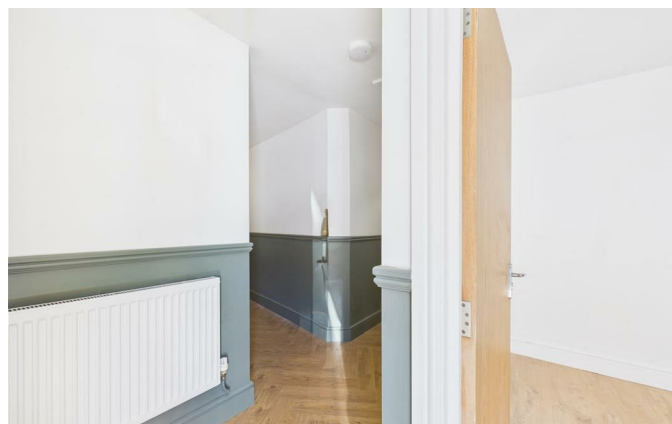
Internally boasts of hallway with laminate flooring, leading to a vinyl floored communal living area with window to front aspect, kitchen breakfast room has a good mix of wall and base units with integrated sink and drainer, electric oven and hob, and space for white-goods and window to courtyard, there is a shared bathroom with stand alone sink basin, low flush WC and bath with shower over, as well as a shared shower room with stand alone sink basin, low flush WC and walk in shower and four bedrooms with window aspects to front,side or rear. All rooms have radiators.

EPC - C

Council Tax - C

Heating - GCH

Vacant Position.



Courtyard Parking

There is parking available for all the properties, which are centered in the courtyard, and access to this is via the driveway from Port Street to the right hand side of the commercial hairdressers Sandra's.

Location

Port Street Mews enjoys a convenient location close to the heart of Evesham, a historic market town set within the attractive Vale of Evesham. The development is well placed for easy access to the town centre, with a variety of shops, cafés, restaurants and everyday amenities nearby, while the River Avon and riverside parks provide opportunities for leisure and relaxation.

Transport connections are excellent, with Evesham railway station approximately 0.7 miles away, providing regular services along the Cotswold Line towards Worcester, Great Malvern, Oxford and London Paddington. The centrally located bus station also provides services to surrounding towns and villages, including Worcester, Stratford-upon-Avon and Tewkesbury.

The surrounding area offers a wealth of attractions and amenities, including the historic Abbey Park, Evesham Bell Tower, the River Avon and local countryside. Evesham also provides convenient road connections to the M40, M42 and M5, while Stratford-upon-Avon and Cheltenham are approximately 14 and 17 miles away respectively.

Information

Currently run and approved for a 16 bed HMO.

There are other possibilities pending approval, such as:

- 4 independent residential Lets.
- 2 HMO's and 2 Residential Lets.
- Supported Living / Care Facility
- Title Splitting:

20 Port Street - Commercial unit: Circa £60,000

Port Street Mews 1 – Circa £190,000

Port Street Mews 2 - Circa £190,000

Port Street Mews 3 (larger) - Circa £160,000

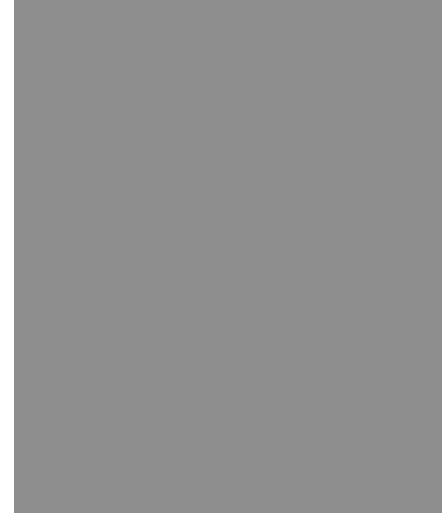
Port Street Mews 4 (smaller) – Circa £150,000

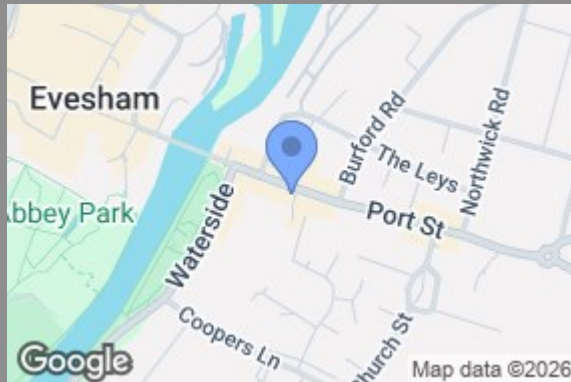
(approx dependent on current market)

Agents Note

Estate agents are legally required to carry out anti-money laundering (AML) checks on all prospective property buyers. We have partnered with a third-party provider to conduct these checks and ensure they are fully compliant with HMRC requirements. The cost of the checks is £30 + VAT and is non-refundable. This fee covers the cost of obtaining the relevant data, carrying out any manual checks, and ongoing monitoring where required. The fee must be paid and all checks completed before a Memorandum of Sale can be issued.

Whilst we make every reasonable effort to ensure the information provided is accurate, Cooper & Co cannot guarantee the accuracy or completeness of the sales particulars. All details are based on information supplied by the Seller and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information and seek appropriate legal advice from their Conveyancer.





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