



61 The Tything
Worcester, WR1 1JT

Andrew Grant

61 The Tything

Worcester, WR1 1JT

5 Bedrooms 2 Bathrooms 1 Reception Room

A licensed five-bedroom HMO with adjoining ground-floor commercial unit in a Grade II listed building, set in a prime central Worcester location and offering strong investment potential with excellent access to amenities and transport links.

- Five-bedroom HMO across three floors.
- Ground-floor commercial unit with kitchen, cloakroom and cellar storage.
- Spacious bedrooms with shared bathrooms and shared bathroom facilities.
- Well-proportioned living room and fitted kitchen for shared living.
- Excellent investment opportunity with reliable rental demand.

61 The Tything presents a rare opportunity to acquire a mixed-use property in a highly sought-after location. Arranged over four levels, the upper floors provide five generous bedrooms with additional shared shower rooms. A well-proportioned reception room and practical kitchen ensure comfortable shared living, making it ideal for multiple occupancy. The ground floor comprises a prominent shop with excellent frontage, complete with kitchen facilities, cloakroom and access to a cellar offering valuable storage. Well suited for a range of commercial uses including restaurant or café trade, this unit enhances the investment potential of the property. The building is Grade II listed and retains many period features, including original cornices and sash windows, adding to its character and long-term value. Further potential exists with scope for development to the rear of the property on the existing driveway, subject to the necessary consents. Benefiting from its central position in Worcester, with Foregate Street station just a short walk away and excellent access to shops, restaurants and everyday amenities, this combination of space, versatility and location makes 61 The Tything a compelling opportunity with strong appeal to both investors and occupiers alike.



1502 sq ft (139.6 sq m)



The kitchen

The kitchen is arranged along one side of the property, creating a highly functional layout for multiple occupants. Work surfaces extend across two walls providing excellent preparation space, complemented by fitted units that maximise storage. Positioned conveniently off the landing, it serves as a central point for residents and is well designed for shared use.





The living room

The third floor features a living room positioned at the rear of the property. Its proportions create a versatile communal space well suited for dining, study or relaxation. Centrally located, it serves as the main shared hub for residents, complementing the kitchen and providing a comfortable area for everyday use.



The bedrooms

The first floor provides two generously sized bedrooms, offering residents a bright and well-proportioned private space. On the second floor there are two further bedrooms, both of which enjoy excellent dimensions. One is set at the front, creating a comfortable retreat, while the other lies to the rear with convenient access to the kitchen and bathrooms.



The third floor includes one additional bedroom, offering a sense of privacy with views over the street.





The bathrooms and utility

The first floor provides a shower room with WC, wash basin and enclosed cubicle, conveniently placed for use by the first-floor bedrooms. On the second floor there is another shower room with WC, basin and cubicle, positioned for easy access to the bedrooms on this level and those above. Completing the layout is a cloakroom, adding further practicality, alongside a dedicated utility area housing a washing machine and tumble dryer, ensuring the property is well equipped for multiple residents.



The commercial unit

This well-presented commercial unit offers an excellent opportunity in a prominent city centre location on The Tything. The ground floor provides a generous trading area, complemented by a kitchen to the rear and a practical WC. The layout flows well for a variety of business uses, offering flexibility for retail, hospitality or office space.



The cellar level provides two additional rooms, ideal for storage or ancillary use, keeping the main trading areas clear and functional. With its strong street presence and versatile internal space, this unit presents an appealing prospect for those looking to establish or expand their business in one of Worcester's busiest districts.





The parking

To the rear of the property there is parking for up to four vehicles, providing valuable convenience in this central location. The area also presents scope for development, with potential to develop on the existing driveway, subject to the necessary consents.

Location

Situated on The Tything, this HMO benefits from an enviable city centre position. Worcester's vibrant high street, bars, cafés and supermarkets are all close by, making day-to-day living simple and convenient. The property is also well placed for Worcester University and local colleges, offering broad tenant appeal.

Transport connections are excellent, with Worcester Foregate Street station within walking distance, providing direct links to Birmingham, London and surrounding areas. The M5 is easily accessible for those commuting further afield. Local schools and green spaces add to the practicality of the area, making this property a superb investment with long-term rental potential.

Services

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

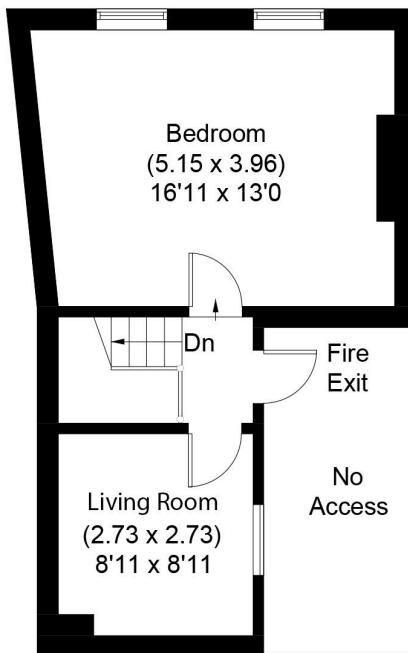
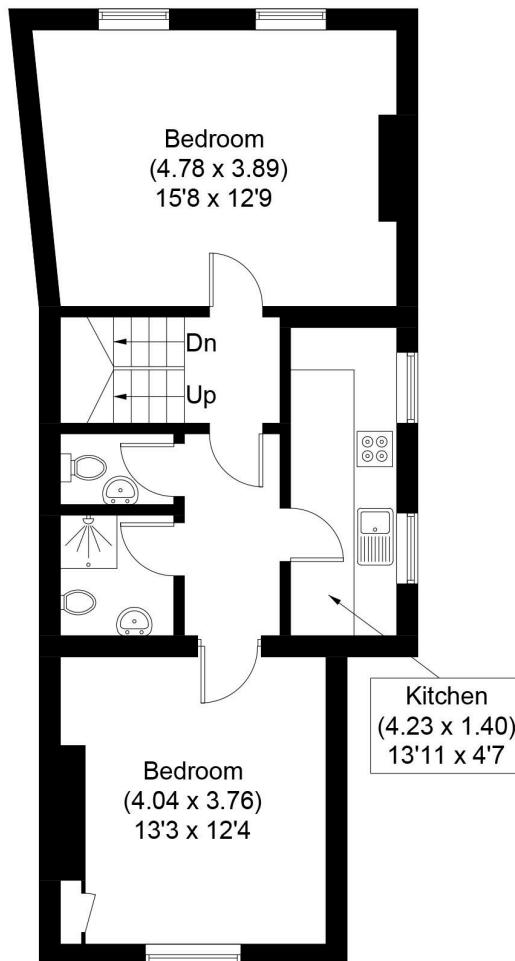
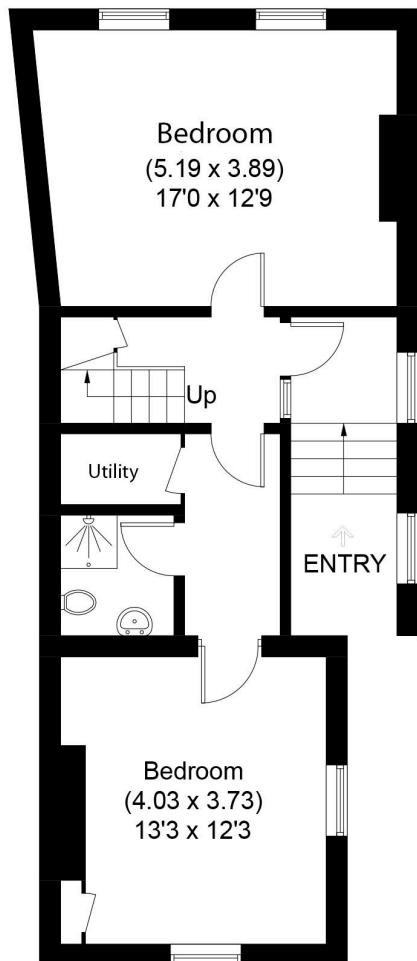
Council Tax

The Council Tax Band is TBC.



The Tything

Approximate Gross Internal Area
 First Floor = 49.8 sq m / 536 sq ft
 Second Floor = 57.7 sq m / 621 sq ft
 Third Floor = 32.1 sq m / 345 sq ft
 Total = 139.6 sq m / 1502 sq ft



First Floor

Second Floor

Third Floor

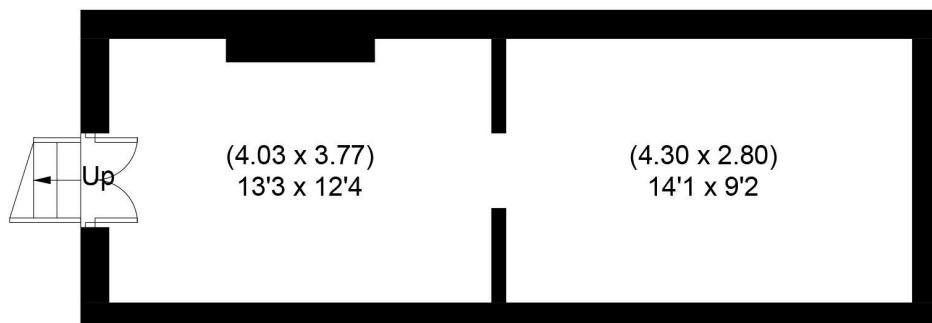
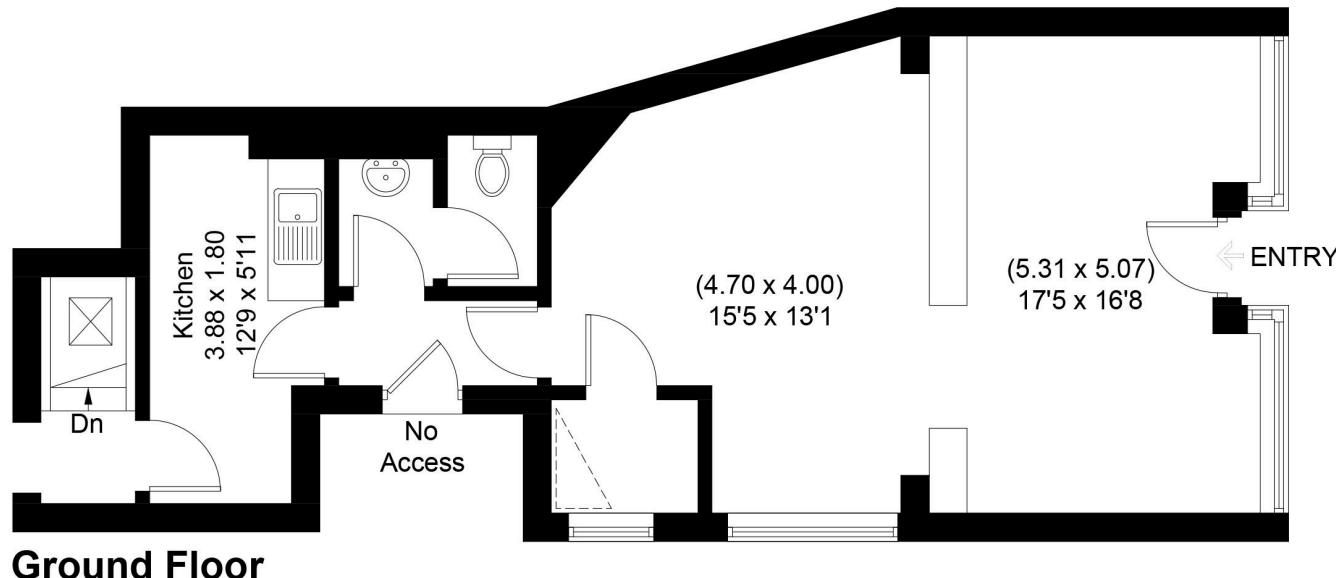
Illustration for identification purposes only, measurements are approximate, not to scale.



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.

The Tything

Approximate Gross Internal Area
 First Floor = 49.8 sq m / 536 sq ft
 Second Floor = 57.7 sq m / 621 sq ft
 Third Floor = 32.1 sq m / 345 sq ft
 Total = 139.6 sq m / 1502 sq ft



Cellar

Illustration for identification purposes only, measurements are approximate,
 not to scale.



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.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com