





75 High Street

Evesham, Evesham

A mixed use investment opportunity comprising a ground floor shop, currently occupied by a Dog Groomer (Pawsome Pooches), and a refurbished one (double) bedroom first-floor flat.

This fully occupied property benefits from a current passing rental income of £15,600 per annum - 8.2% gross income yield, based on the guide price.

Outside

To the rear of the shop is an enclosed courtyard with two outbuilding/ stores.

Important Notes

Planning enquires concerning the property and surrounding area can be made with Wychavon District Council at www.wychavon.gov.uk

Environmental enquires concerning the property and surrounding area can be made with Environment Agency at www.environment-agency.gov.uk and general information can be found at www.google.com/earth

Broadband inquiries at the property concerning its availability and estimated strength and download speeds can be made with bt.com

Misrepresentation Act: These particulars are prepared with care but are not guaranteed and do not constitute, or constitute part of, any offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither the seller nor Johnsons shall be responsible for statements or representations made. The seller does not make or give, and neither Johnsons nor any person in their employment, has any authority to make or give any representation or warranty in relation to this property.



We endeavour to make the sales details accurate, if there is any matter(s) that is particularly important to you, please check with us prior to travelling any distance to view the property. Johnsons are unable to comment on the state of repair or condition of the property or confirm that any services equipment or appliances are in satisfactory working order. Reference to tenure is based upon information supplied by the vendor. Fixtures and fittings not included.

Please note that offers made on this property may be qualified by a finance broker, in order to demonstrate due diligence on behalf of our clients. Johnsons Property Consultants reserve the right to earn a referral fee from third party providers, including finance brokers, if instructed.

Tenure - Freehold





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