





55 Port Street

Evesham, Evesham

A mixed freehold investment opportunity with potential for a further commercial-to-residential conversion, subject to obtaining the necessary approvals.

This Grade II listed building boasts a commanding presence. Comprising two prominent shop units on the ground floor, it presents an opportunity for businesses seeking retail/ office space. Ascending to the first floor, two one-bedroom duplex flats await, currently let on Assured Shorthold Tenancies, generating a monthly rental income of £1,105.

In addition to its versatile interior layout, the property offers the added advantage of outdoor space. A rear yard provides an ideal space for residents or employees seeking an oasis within the bustling surroundings.

It is worth noting that neighbouring properties have already been successfully converted to residential use, further emphasising the considerable potential for this property. With the rise in demand for affordable residential units in this area of Evesham, this property represents a sound investment opportunity.

Don't miss the chance to make this property the next success story in your portfolio.

Useful Information

Tenure - Freehold

Council Tax/ Rates payable to Wychavon District Council

EPCs Awaited/ Available upon request



Important Notes

A recent planning application (W/23/00673/FUL) has been refused. For further information, please visit www.wychavon.gov.uk/planning or contact the sole selling agent.

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

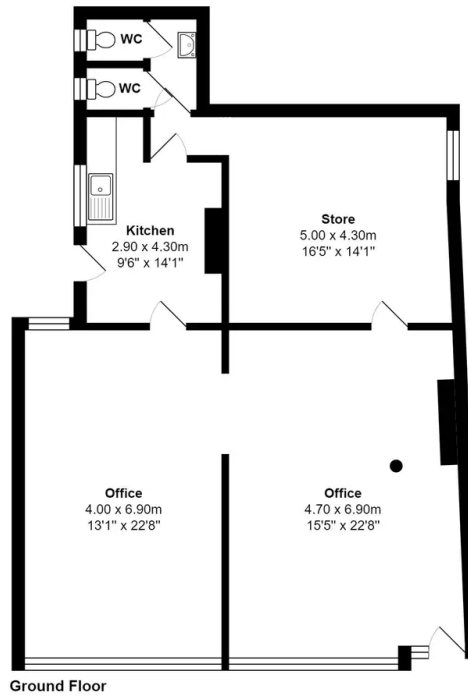
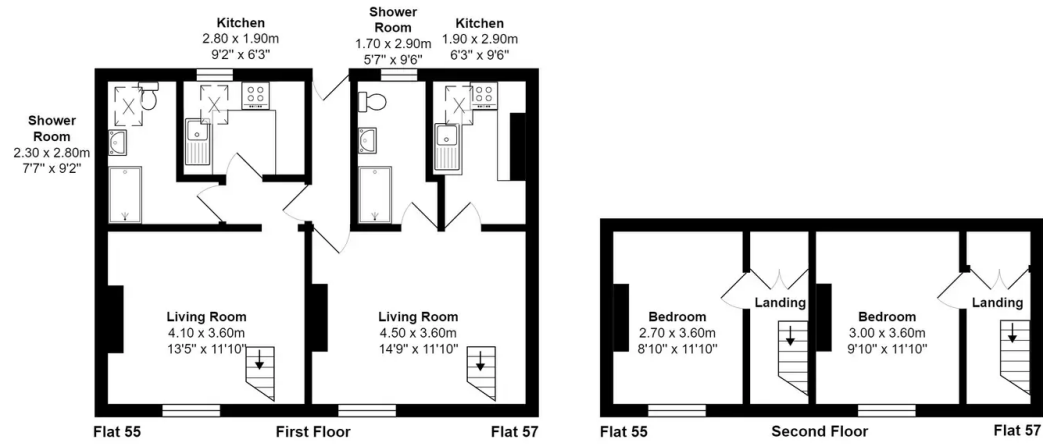
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We endeavour to make the sales details accurate, if there is any matter(s) that is particularly important to you, please check with us prior to travelling any distance to view the property. Johnsons are unable to comment on the state of repair or condition 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.

Tenure: Freehold



55-57, Port Street, Evesham, WR11 3LF



Total Approx Area: 190.0 m² ... 2045 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.
 No responsibility is taken for any error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 The services, systems and appliances shown have not been tested and no guarantee
 as to the operability or efficiency can be given.



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