



Port Mews, Evesham, WR11 1AW

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# £800,000

- Gross Yield 12.68%
- Four Residential Units forming a 16 bed HMO
- Parking For Multiple Cars
- Mixed Asset Investment
- ERV - £113,000 Per Annum
- Freehold Sale

\*\* Est. GROSS YIELD RETURN ON INVESTMENT - 12.68% \*\* - A substantial freehold HMO investment opportunity, centrally located and offering exceptional flexibility, diverse income and long-term redevelopment potential.

### Location

Occupying a central town location, the property is ideally positioned close to a wide range of amenities and enjoys excellent access to local and far-reaching transport links. This positioning supports consistent rental demand across both the residential and commercial elements.

### Description

The residential element is arranged to provide 16 HMO rooms, configured across four self-contained residential units, each comprising four lettable rooms with shared kitchen and bathroom facilities. The residential accommodation will be sold with vacant possession, allowing an incoming purchaser to re-let, reconfigure, or repurpose the space to suit their preferred investment strategy.

The property is fully licensed where applicable, with compliant fire alarm systems and fire regulations in place, ensuring a smooth transition for continued HMO operation or alternative use. Of the 16 rooms, four have been recently renovated, with a further eight recently redecorated, providing a strong balance between immediate lettable and further value-add potential through continued improvement.

In addition to the residential accommodation, the property benefits from a separate commercial unit, currently let to a long-standing beauty parlour tenant. The commercial lease has just under three years remaining, offering a secure and established income stream with the tenant remaining in situ.

### Investment Summary

20 Port Street is let as a beautician & hair salon on an internal repairing and insuring lease that includes the shop frontage for annual passing rent of £7,200 with 3 years unexpired remaining as of August 2025. The lease is excluded from the Landlord and Tenant 1954 Act provisions. The lease is available upon request.

The 16 bedrooms were generating an income of £90,900 per annum. The rooms will be sold with vacant possession and newly renovated with a estimated rental value expected to achieve a figure in the region of £113,000. The HMO is fully compliant with planning approved under application number: W/25/02001/FUL

### Services

It is understood that electric, water and foul water drainage are connected to the property. All interested parties are advised to make their own enquiries with the suppliers to ensure continuity of supply.

### Energy Performance Certificate

EPC Rating: C

All certificates are available on request

### Business Rates

Future rateable value (from 1 April 2026) - £9,300

### VAT

The property is elected for VAT and therefore will be charged as additional to the agreed sales price.

### Viewing

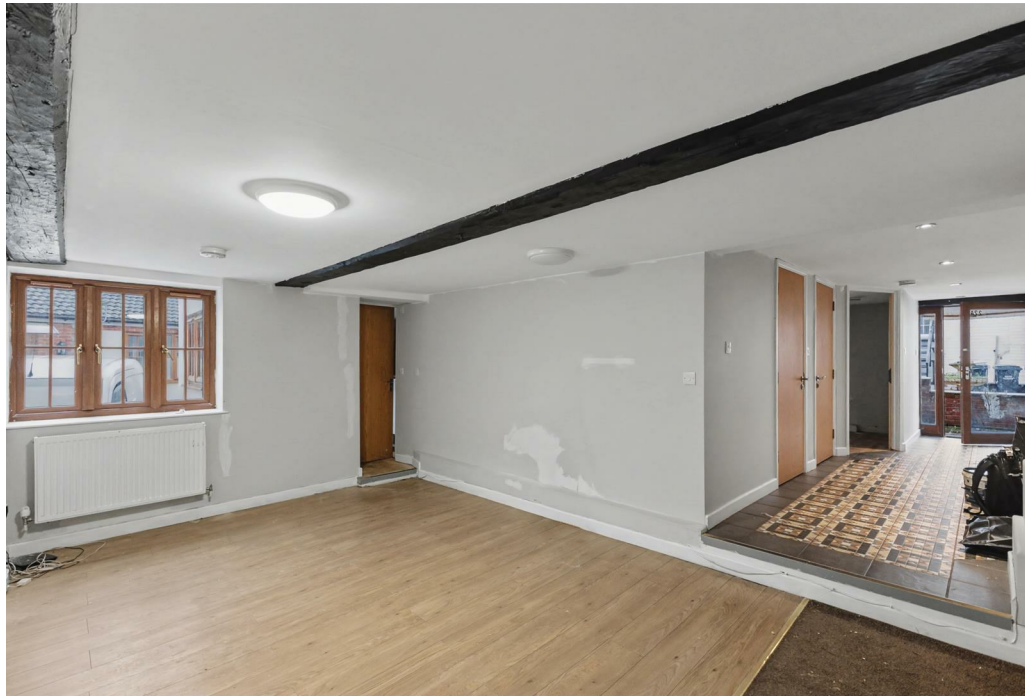
To discuss the property or to arrange a viewing please contact the Commercial Team on 01789 387882 or [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk)

### Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT: The VAT position relating to the property may change without notice.



# Plan



For further information please email [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk)