



High Street, Evesham, WR11 4DA

£630,000

- Mixed-use Freehold Investment
- Fully let investment property producing an established income stream
- Prominent High Street position within Evesham town centre
- Total Income £44,700 per annum

Prominent mixed-use freehold investment situated in the heart of Evesham town centre, comprising a ground floor commercial unit let to Midshires Care Ltd trading as Helping Hands on a new 5-year lease, together with three self-contained residential flats above.

Producing a total income of £44,700 per annum, the property benefits from a strong and diversified income stream with recent rental growth and well-presented accommodation throughout. Located within a busy High Street position amongst a mix of national and independent occupiers, the asset offers an attractive investment opportunity in an established Worcestershire market town.

Location

The property occupies a prominent position on High Street within the historic market town of Evesham, Worcestershire. Evesham is a well-established retail and residential centre serving a wide catchment area, benefiting from strong pedestrian footfall and a diverse mix of national and independent occupiers.

Nearby occupiers include established high street brands alongside local retailers and service providers, reinforcing the strength and sustainability of the location. The town benefits from good transport links to Worcester, Cheltenham and Stratford-upon-Avon, making it an attractive location for both commercial and residential tenants.

Description

The property comprises a well-configured mixed-use investment arranged over ground and upper floors.

The ground floor commercial unit is occupied by Midshires Care Ltd, trading as Helping Hands, a nationally recognised care provider with a strong operational track record and a Grade A international rating. The accommodation is presented to a high standard, providing modern office space with reception, meeting areas, and ancillary accommodation.

The upper parts comprise three self-contained residential flats, each offering well-proportioned accommodation with good natural light. The flats are in good lettable condition and have recently achieved rental increases, reflecting continued demand within the local residential market.

Investment Summary

The property represents a strong mixed-use investment opportunity generating a total income of £44,700 per annum. The ground floor commercial unit is let to Midshires Care Ltd, trading as Helping Hands, at a rent of £18,000 per annum (£1,500 pcm) on a new 5-year lease commencing June 2025, providing secure income from a well-established tenant with a strong covenant. The three residential flats above produce a combined income of £26,700 per annum, with rents recently increased to reflect market demand. Overall, the property has seen a total rental uplift of £1,401 per annum since the previous review, highlighting continued growth potential. The asset benefits from a balanced income stream, combining a reliable commercial tenancy with stable residential returns, making it an attractive and resilient long-term investment.

Services

We understand that all mains services are connected to the property.

All gas safety certificates are current
Electrical Installation Condition Reports (EICRs) for all three flats renewed until October 2030
Commercial EICR valid until November 2030
Fire safety systems are up to date, with the next inspection scheduled within the next 6 months

Use Class

The ground floor commercial unit falls within Use Class E (Commercial, Business & Service), allowing a wide variety of potential uses including office, retail, and medical-related services.

The upper floors are in residential use (C3).

Energy Performance Certificate

Commercial Unit: B
Residential Flats: C (all units)

Viewing

To discuss the property please contact the commercial team 01386 765700 or email commercial@sheldonbosleyknight.co.uk

VAT

We understand that the property is not elected for VAT. Interested parties should make their own enquiries.

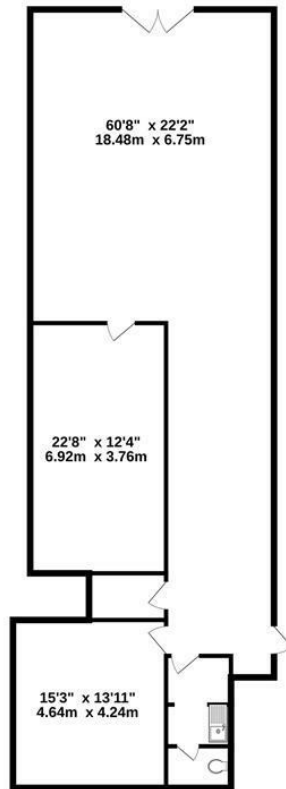
Important notes

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.

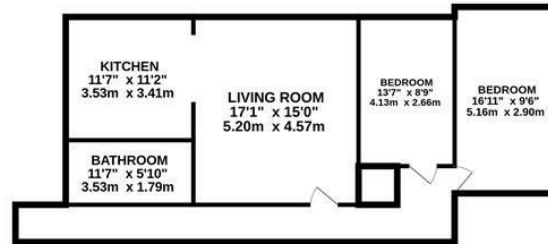


Plan

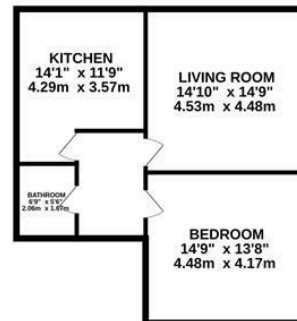
GROUND FLOOR
1526 sq.ft. (141.8 sq.m.) approx.



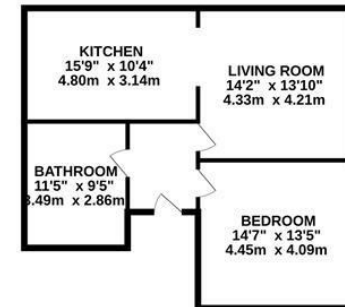
1ST FLOOR
885 sq.ft. (82.3 sq.m.) approx.



2ND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



3RD FLOOR
713 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 3789 sq.ft. (352.0 sq.m.) approx.

This floor plan is not to scale and is for guidance purposes only
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For further information please email commercial@sheldonbosleyknight.co.uk