

Waterside, Evesham, WR11 1JZ

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

Property Description

A fantastic investment opportunity, this substantial property was formerly known as The Waterside Hotel and has since been converted into a house of multiple occupation (HMO), making it ideal for property investors or developers. Situated in a prominent position, the building offers versatile accommodation and significant development potential.

The ground floor comprises a shared lobby area, a communal kitchen, and two bedrooms, both with en-suite facilities. A standout feature of this floor is the exceptionally large space that once served as the hotel's entertainment venue, restaurant, and dining room. This area still retains its original layout and includes guest toilet facilities. It presents an exciting opportunity for further conversion into additional accommodation, subject to necessary permissions.

To the side of the main building, there is a fully self-contained one-bedroom unit, complete with its own kitchen and bathroom, ideal for on-site management or rental as a separate dwelling.

Upstairs, the first floor houses fourteen individual bedrooms, each with private en-suite facilities. This level also includes a communal kitchen, various utility rooms, store rooms, and three fire exits for safety compliance.

Externally, there is a car park located to the rear of the property, offering convenient off-road parking for residents or guests.

In total, the property offers seventeen en-suite bedrooms, communal facilities, and superb development potential. Set in an attractive riverside location, it's a rare opportunity to acquire a ready-made investment with options to enhance or expand further.





Key Features

- FORMER HOTEL NOW HOUSE OF MULTIPLE OCCUPATION
- SEVENTEEN EN-SUITE BEDROOMS
- SELF-CONTAINED ONE BEDROOM UNIT
- TWO EN-SUITE ROOMS ON GROUND FLOOR
- FORMER DINING/ENTERTAINMENT ROOM WITH SCOPE TO DEVELOP
- COMMUNAL KITCHENS ON BOTH FLOORS
- THREE FIRE EXITS ON FIRST FLOOR
- CAR PARKING TO REAR
- EPC RATING = C

Guide Price
£950,000

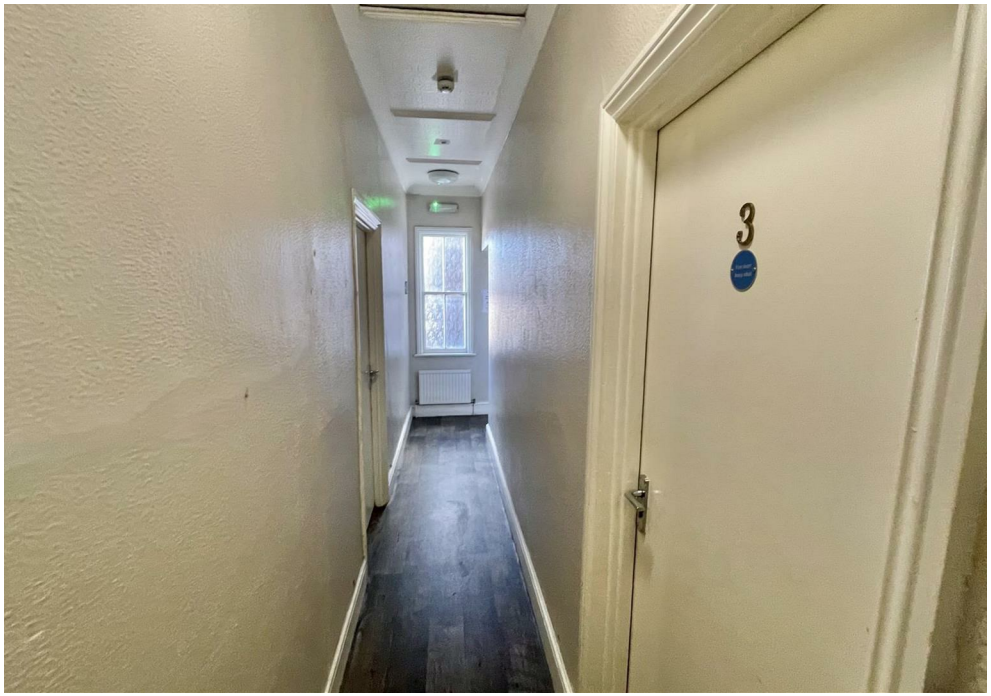
Location
Ideally situated within a mile from Evesham town centre, this property offers convenient access to a wealth of local amenities.

The historic market town of Evesham boasts a diverse range of facilities, including banks, supermarkets, a post office, a variety of bars and eateries, and schools catering to all ages. The town benefits from a direct train line to London and excellent road links, providing easy access to the motorway network.

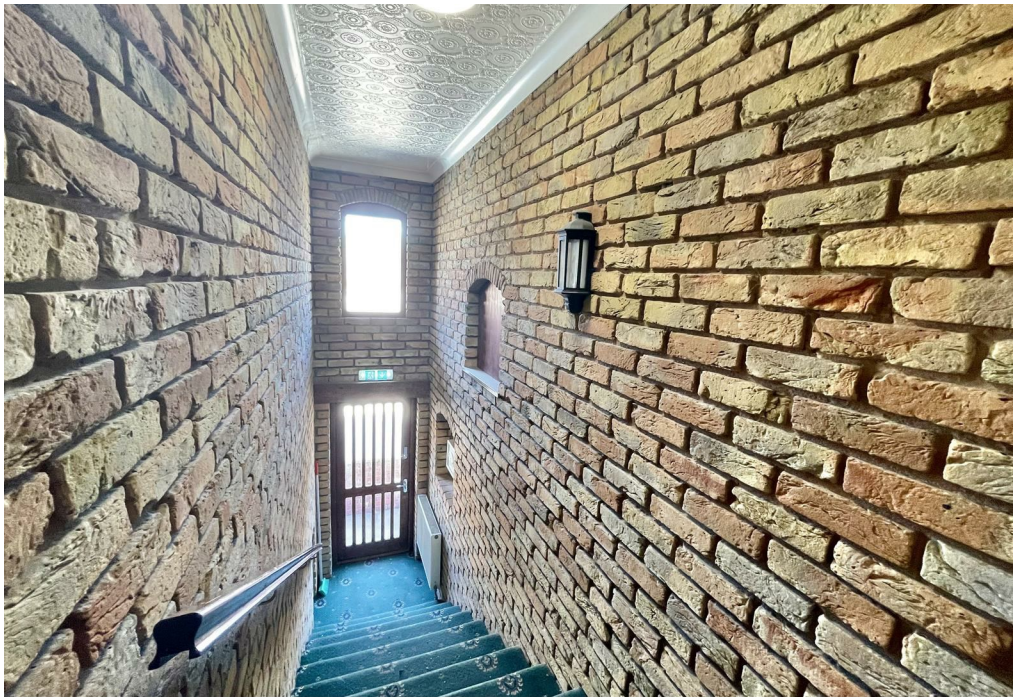
Evesham also offers scenic riverside parks and a range of leisure amenities, making it an ideal location for both relaxation and recreation. Additionally, the town is well-positioned within 15 miles of the larger centres of Cheltenham, Worcester, and Stratford-upon-Avon, while the picturesque Cotswolds are just a short drive away.

Additional Information
Tenure: Freehold
Local Authority: Wychavon District Council
Council Tax Band: Band G
EPC Rating: C

Agents Note
(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.









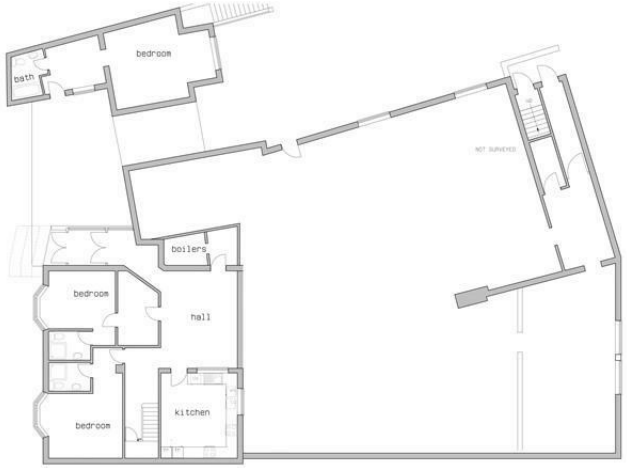




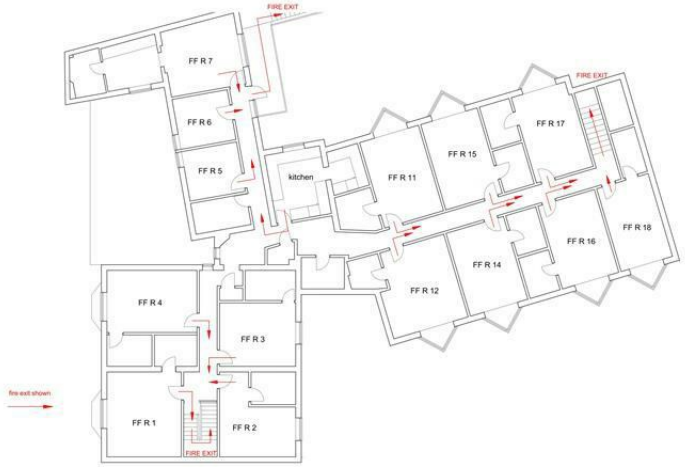


Floorplan

Ground Floor



First Floor



All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.





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Wychavon District Council

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