

# FREEHOLD SHOP FOR SALE

15 Main Street, Pembroke, SA71 4JS



## LOCATION

Pembroke, famous for its 13th century castle, is an attractive town situated in South West Wales adjacent to the Pembrokeshire Coast National Park. The A477 links to the wider road network to the east.

## SITUATION

The property is situated within a Conservation Area on the south side of Main Street. Occupiers close by include Barclays Bank, Lloyds Pharmacy and a variety of local traders.

## TENURE

Freehold.

## DESCRIPTION:

The subject property comprises a terraced property arranged over basement, ground, first and second floor.

The ground floor retail space currently provides front of house shop/retail floor space with staff facilities to the rear including customer meeting rooms, storage and kitchenette.

The first and second floors consist of a residential maisonette known as 15b Main Street sold via a long lease for 99 years expiring 3<sup>rd</sup> March 2082, providing a ground rent of £50 per annum.

The property also benefits from a small basement and a yard area measuring c.0.09 acres to the rear of the property that leads to a public car parking area.

## ACCOMMODATION

The unit extends to the following approximate Net Internal floor areas:

Basement:	448 sq ft / 41.66 sq m
Ground Floor Sales	1,187 sq ft / 110.23 sq m
Ancillary:	189 sq ft / 17.56 sq m
(Ground Floor (ITZA):	814sq ft / 75.60 sq m)

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**TOTAL NIA:** 1,824 sq ft (169.45 sq m)

## TENANCY

The first floor flat is sold off on a long leasehold basis from 4th March 1983, for a term of 99 years, leaving just under 63 years to expiry. The current rent is £50.00 per annum until the end of the term.

## RATES

Rateable Value	£12,750
UBR	0.493

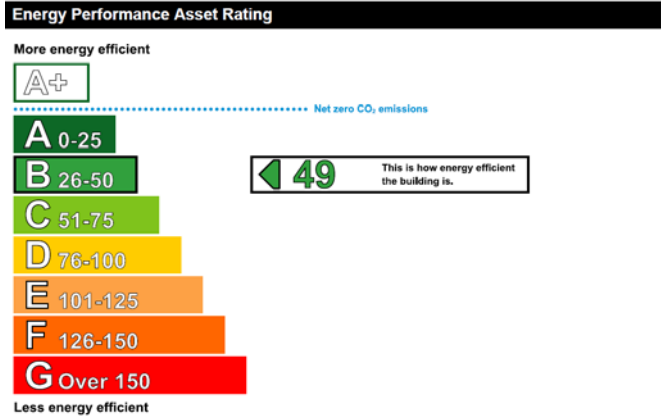
Rates Payable	£6,286
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Interested parties should verify these figures with the Local Authority.

## TENURE

Freehold

## ENERGY PERFORMANCE CERTIFICATE



## VAT

The property is not elected for VAT

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## PROPOSAL

We are instructed to seek unconditional offers in excess of **£110,000** for the Freehold interest of the above property, excluding standard purchaser's costs.

## VIEWING AND FURTHER INFORMATION

Branch staff should not be approached for access. All viewings are to be made by appointment through Sole Agents GL Hearn.

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### Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
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Created By: G L Hearn



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