

GUY THOMAS & CO

» Chartered Surveyors » Estate Agents

30 & 32 Dimond Stree - Pembroke Dock

- CIRCA 1500 SQ.FT (139 SQ.M) GROUND FLOOR RETAIL
- CIRCA 1000 SQ.FT (93 SQ.M) FIRST FLOOR STORES/OFFICES
- VARIOUS POTENTIAL USES
- REDEVELOPMENT POSSIBILITIES
- LEASE - £15,000 PER ANNUM
- RENT - £15,000 PER ANNUM

ENQUIRIES INVITED **POA**



[Street view](#) [Epc](#) [Slide show](#) [Email a friend](#) [Request viewing](#) [Request callback](#)

Full Description

A DOUBLE SHOP WHICH IS VERY WELL POSITIONED WITHIN THE HEART OF THE TOWN CENTRE (reference: CB9896)

GENERAL

Pembroke Dock is south Pembrokeshire's principal town. It is situated on the south side of the Milford Haven Waterway and has a population approaching 10,000.

30 & 32 Dimond Street occupy a prime trading location and provide adequate space for most retail uses. The Property also incorporates extensive storage.

With approximate dimensions, the accommodation briefly comprises...

GROUND FLOOR

Retail Shop

49'7" x 33'11" (15.11m x 10.34m overall) good display windows to Dimond Street, extensive lighting, tiled floor.

Changing Rooms

11'8" x 10'1" (3.56m x 3.07m)

Storeroom

4' x 3'8" (1.22m x 1.12m)

Kitchen

8' x 5'11" (2.44m x 1.80m) with access via Lobby to WC.

FIRST FLOOR

Access via two staircases.

6 Storerooms/Offices

12'2" x 11'8" (3.71m x 3.56m), 12'7" x 11'7" (3.84m x 3.53m), 12'1" x 5'3" (3.68m x 1.60m), 12'1" x 10'1" (3.68m x 3.07m), 15'9" x 10'9" (4.80m x 3.28m) and 28'5" x 15'3" (8.66m x 4.65m).

Some of these rooms require attention especially the large one in the wing.

SERVICES ETC (none tested)

Mains water, drainage and electricity.

RATES

Rateable Value - £11,750. Business Rates Payable 2018/19 - £6,039.50.

TENURE

The Premises are available on a FRI Lease for a Medium Term Rent ... £15,000 per annum.

Local map



Maps are for the guidance only of prospective purchasers and must not be relied upon as statements of fact.

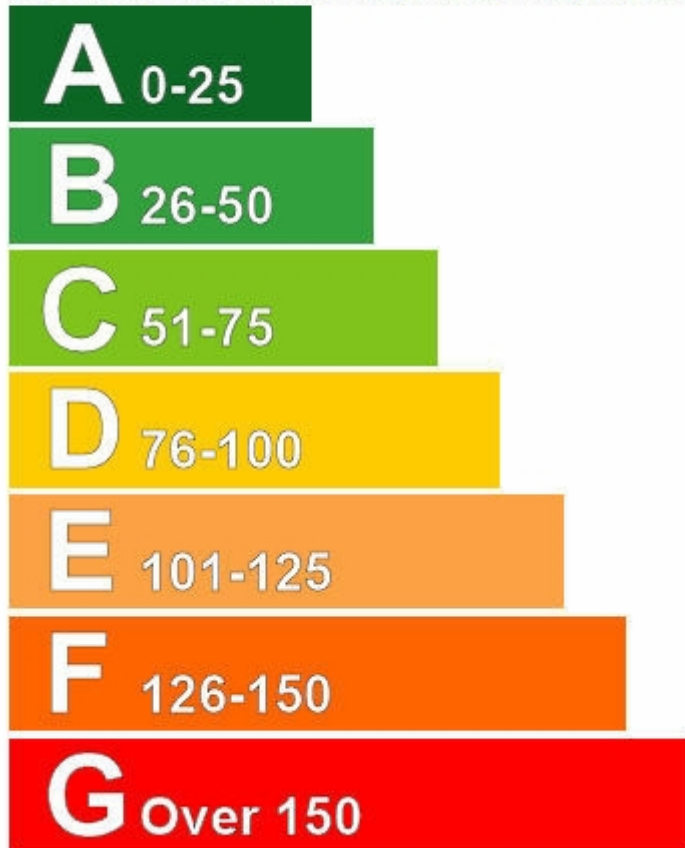
Energy Efficiency

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions



◀ 101

Less energy efficient

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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Contact Details

To view this property or request more details, contact

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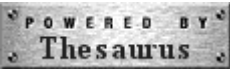
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