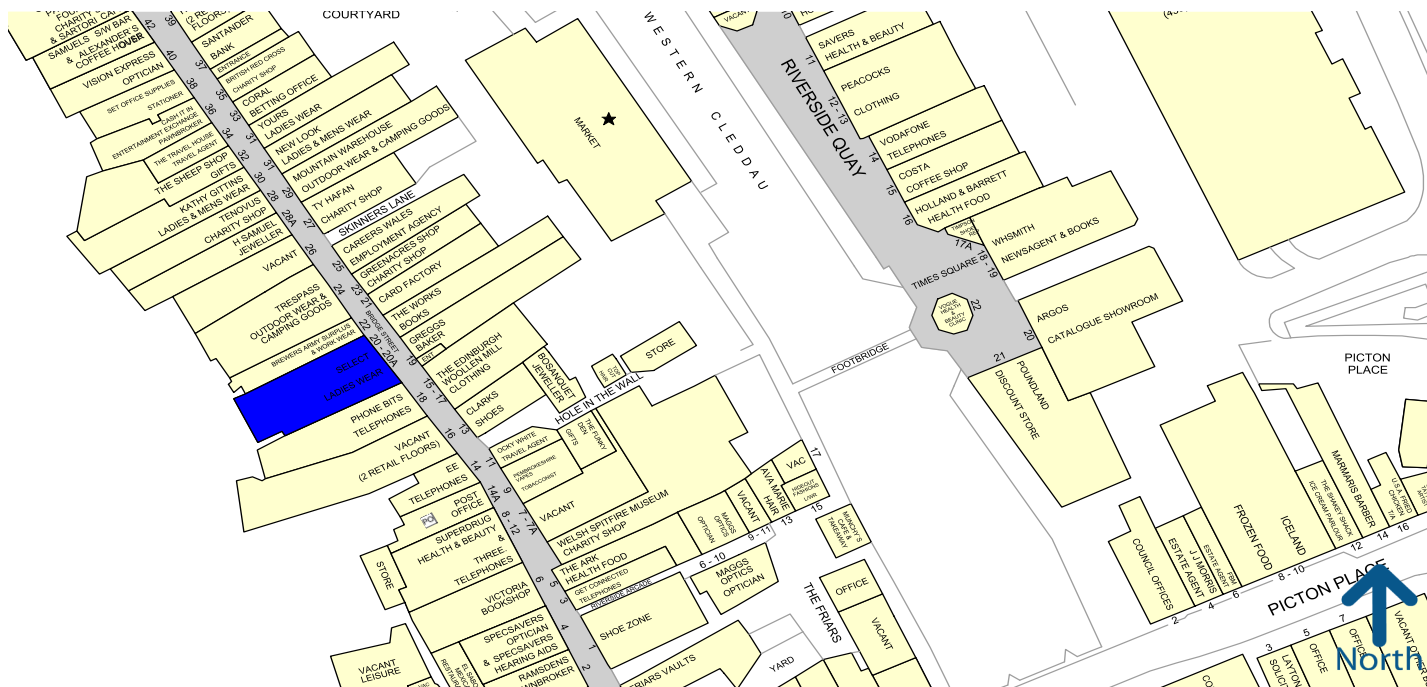


**20/20A BRIDGE STREET**  
HAVERFORDWEST SA61 2AD



**PRIME SHOP TO LET**  
2,800 SQ FT SALES  
A1/A3 USES



The property is located within the prime part of the pedestrianised Bridge Street. Nearby occupiers within the immediate vicinity including Edinburgh Woollen Mill, Greggs, The Works, Trespas, Specsavers and Superdrug.

#### DESCRIPTION

The property is a three storey building over ground and two upper floors with access direct into the shop being from Bridge Street.

#### TERMS

The property is available by way of a new lease on terms to be agreed on full repairing and insuring terms with rent reviews at 5 yearly intervals

Quoting rent **£30,000 pax**

#### RATEABLE VALUE

Our enquiries with the Local Authority indicate that the premises has a rateable value of:

Rateable value **£27,500**

Rates payable **£14,135**

#### VAT

The property has not been elected for VAT at the present time and therefore will not be chargeable to the rent.

#### ACCOMMODATION

The property provides the following approximate areas and dimensions:-

Internal width	9.61 m	31 ft 06 ins
Shop depth	25.44 m	83 ft 05 ins
Ground floor sales	260.12 m	2,800 sq ft
First floor	100.33 m	1,080 sq ft
Second floor	67.54 sq m	727 sq ft
W/C		

#### PLANNING

We are informed that the property is Grade II listed. A3 uses will also be considered, on a subject to planning basis.

#### EPC RATING

96 - D

#### LEGAL COSTS

Each party to bear its own legal costs in dealing with this transaction.



#### VIEWING

To be arranged via sole letting agent:-

Dominic Garner - [dominic.garner@coark.com](mailto:dominic.garner@coark.com) 029 2034 6375

REF: 101121 – JANUARY 2019

Huw Thomas - [huw.thomas@coark.com](mailto:huw.thomas@coark.com) 029 2034 6312

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 [www.coark.com](http://www.coark.com)

Regulated by RICS

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