



27 Bridge Street, Haverfordwest, SA61 2AL

TO LET

TOWN CENTRE RETAIL UNIT

Ground Floor - 1,091 sq ft

- + Prime retail location
- + Entire building
- + End of terrace property

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

Haverfordwest is the county town of Pembrokeshire, West Wales and lies 32 miles west of Carmarthen and 60 miles west of Swansea. The town has a population of approximately 11,000 (2011 census) and benefits from seasonal tourism.

The property occupies an excellent position on Bridge Street which together with Riverside Court Shopping Centre is Haverfordwest's prime shopping location. Notable retailers in close proximity include Mountain Warehouse, Wilkinson, Edinburgh Woollen Mill and H. Samuel.

DESCRIPTION

The property comprises an end of terrace three storey property with ground floor retail and upper floor ancillary accommodation.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor	1,091 ft ²		(101.36 m ²)
First Floor	530 ft ²		(49.24 m ²)
Second Floor	329 ft ²		(30.65 m ²)

LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

USE

The property benefits from A1 planning use. There is potential for alternative uses subject to planning consent.

VAT

The property has been elected for VAT and will be charged where applicable.

**RENT**

£15,000 per annum.

BUSINESS RATES

The rateable value of the property is £17,500 resulting in the rates payable being £8,995 for the year ending March 31st 2018.

Interested parties should rely on their own enquiries with the Local Authority.

EPC

The property is to be assessed.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Rhys Williams
Email: david@emanuel-jones.co.uk
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SUBJECT TO CONTRACT AND AVAILABILITY

This property is subject to a disclosable interest under Section 21 of the Estate Agents Act 1979.



January 2019

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