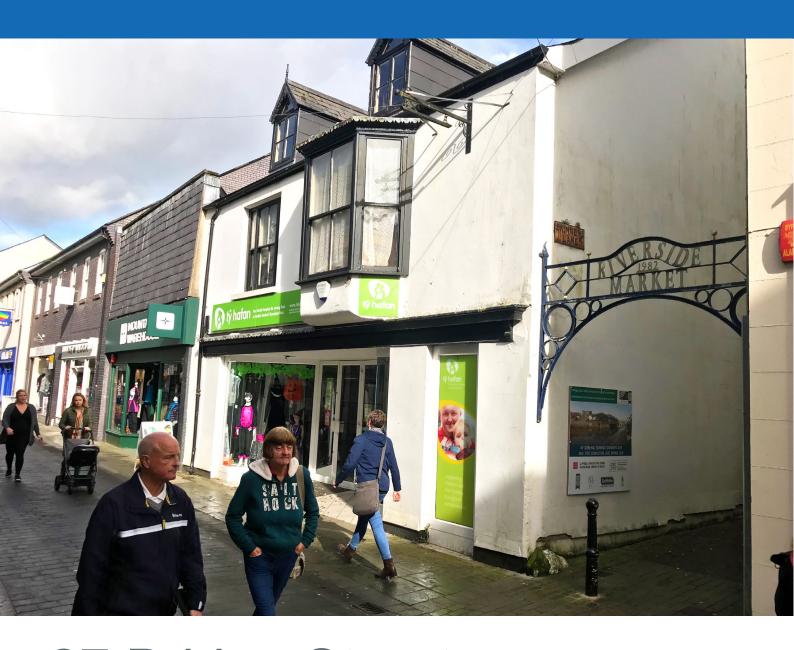
# emanueljones chartered surveyors



# 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

#### **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 apporoximate areas:

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

#### 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

rhys@emanuel-jones.co.uk

# SUBJECT TO CONTRACT AND AVAILABILITY

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



January 2019

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and nessessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satify themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.