

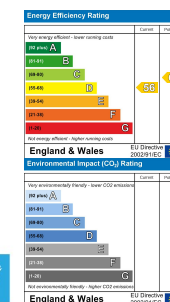


Manchester Club House Fulke Street, Milford Haven, Pembrokeshire, SA73 2HJ

- Mixed Use Premises
- Rateable Value: £12,750 - Category Code: 061G
- Close to Town Centre
- Development Potential
- Club EPC Rating: B
- 3 Bedroom Apartment above - Tenant in Situ
- Investment Opportunity
- 2 Floors of Commercial Space
- Approximately 585 sqm (approx 6,297 sqft)
- Apartment EPC Rating: D

Fixed Asking Price £150,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



VIEWING: By appointment only via the Agents.
TENURE: We are advised; FREEHOLD.
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX BAND: B (apartment)
RATEABLE VALUE: £12,750

SSG/AMA/04/240KEJL

Please note that there is important information relating to the property that we need to discuss with you prior to your viewing this property. Please ask our staff for further details.

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<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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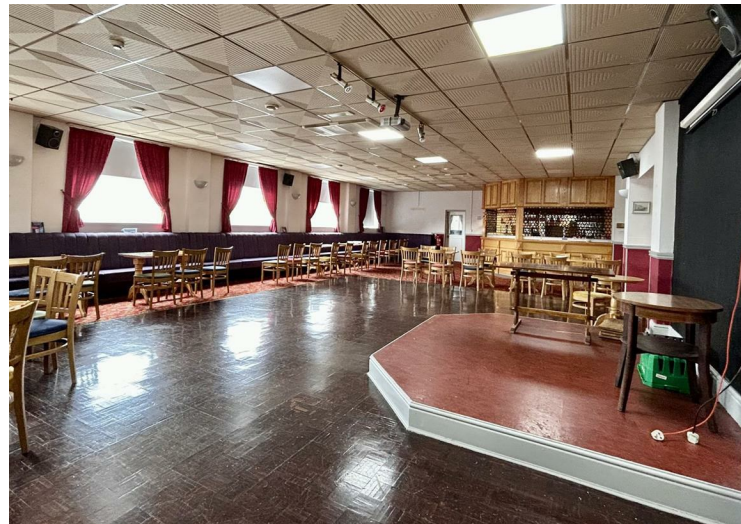
TELEPHONE: 01646 698585



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The Agent that goes the Extra Mile





An opportunity to acquire a mixed-use premises in the heart of Milford Haven Town.

Approached via steps, the main commercial unit is set over two floors, approximately 585 sqm (approx 6,297 sqft), and briefly comprises: entrance hall accessed via security keypad, lounge/bar area with booth-style seating, bar, pool table, ladies and gents toilet facilities, cellar and storage area. Upstairs, is another bar area/function room, with parquet flooring and a second bar area, ladies and gents toilet facilities, storage, and access to a roof terrace.

The top floor is a 3-bedroom apartment, currently occupied and being sold with a tenant in situ. the apartment enjoys views over Milford Haven town and towards the estuary and waterway.

RATEABLE VALUE: £12,750

RATING / CATEGORY CODE: 061G

Please note: Some of the items in the sales particulars / photos may not be included in the sale / be removed.

Milford Haven has the largest port in Wales, and the third largest port in the United Kingdom. It also has a popular Marina with accompanying Restaurant, Wine Bar, and boutique shops. The town itself has a historic late 18th and 19th centuries core based on a grid pattern, located between Hubberston Pill and Castle Pill and extending inland for 500 metres. Milford Haven's 20th century expansion took in several other settlements. Hakin and Hubberston are older, and situated to the west of the main town. The town also benefits from a variety of shops and supermarkets, leisure centre, primary and secondary schools, and the Torch Theatre and Cinema. See our website www.westwalesproperties.co.uk for our own TV Channel with Location Films of the area.



DIRECTIONS

DIRECTIONS: Heading towards the town center, from Great North Road, turn right into Robert Street. The property is half the way down on the right-hand side, turning into Manchester Square Car Park. The property can be found on the right-hand side, located behind Transport House (a red brick building). What3Words score: crunches.roses

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.