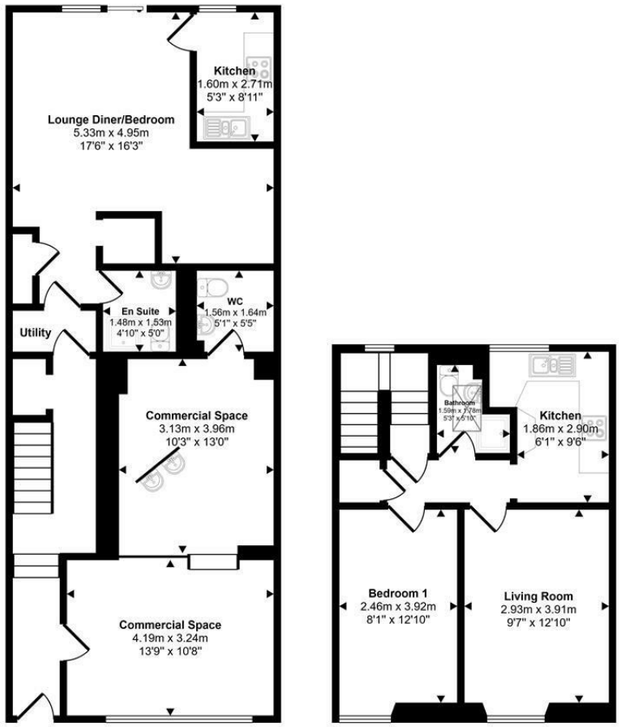
Approx Gross Internal Area
115 sq m / 1239 sq ft



Ground Floor
Approx 75 sq m / 808 sq ft

First Floor
Approx 40 sq m / 431 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Drainage, Mains Electric, Mains Water
HEATING: Electric
TAX: Band A

EJL/CCL/10/26/Ok EJL

We would respectfully ask you to call our office before you view this property internally or externally

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
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.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

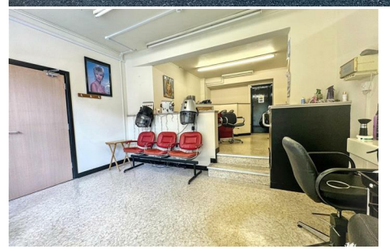
Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk
TELEPHONE: 01646 680006

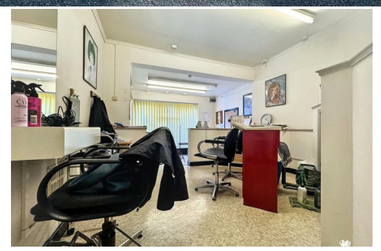
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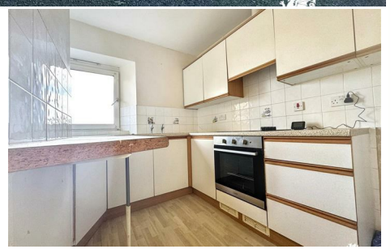
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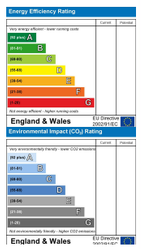






89 Queen Street, Pembroke Dock, Pembokeshire, SA72 6JE

- **Investment Opportunity**
- **Tenants in Situ**
- **Shop Unit and Two Apartments**
- **Walking distance to shops and amenities**
- **Electric Heating**
- **Semi Commercial**
- **Approximate 8.7% rental yield**
- **Town Centre Location**
- **Double glazing throughout**
- **EPC**



£160,000

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The Property Ombudsman

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk TELEPHONE: 01646 680006

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An excellent opportunity to acquire the freehold of a semi commercial ideally situated in the centre of Pembroke Dock, within convenient reach of local shops, schools and a range of everyday amenities.

The property comprises a commercial unit and one-bedroom ground-floor apartment and a two-bedroom first-floor apartment, offering an attractive investment opportunity with a rental yield of approximately 8.7%. The property is being sold with tenants in situ, providing an established rental income.

Commercial Unit – Ground Floor for the last 20 years approximately has been leased to a hairdresser

Comprising of commercial space and a WC

Flat 1 - Ground Floor

Comprising of Open plan lounge/diner, bedroom, utility, bathroom, kitchen and garden

Flat Two – First Floor

Comprising of bedroom, living room, kitchen and bathroom

An ideal opportunity for investors seeking a multi-unit residential property with an attractive rental yield in a convenient town-centre location. Early viewing is highly recommended to appreciate the investment potential on offer.

Pembroke Dock, or the Port of Pembroke, is located on the edge of the Milford Haven waterway, with its historic Royal Dockyard, and is now the site of the Irish Ferries terminal to Rosslare. There is a range of amenities in the locality, including hotels and guesthouses, superstores, retail parks, primary and secondary schools, leisure centre and a golf course. The lovely countryside of the Pembrokeshire Coast National Park is accessible via the coastal path, and there are many beautiful beaches within driving distance.



DIRECTIONS

From our Pembroke Office follow the road over the bridge and up Bush Hill towards Pembroke Dock (A4139). When you drop down the otherside of the hill take the left turn onto Bush Street. Follow the road until you are in Pembroke Dock itself and take the 2nd exit on the mini roundabout, turn left onto Diamond Street follow into Queen street and the property will be found on the right hand side denoted by our 'For Sale' board. What3words define.radically.engulfing

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