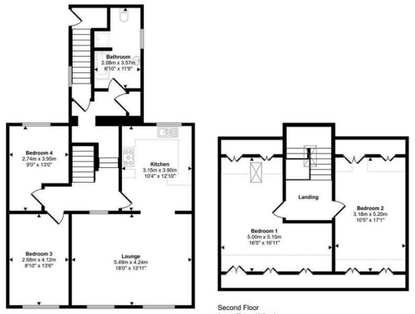
Approx Gross Internal Area
142 sq m / 1524 sq ft



First Floor
Approx 84 sq m / 907 sq ft

Second Floor
Approx 57 sq m / 617 sq ft

Denotes head height below 1.5m

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.

Approx Gross Internal Area
48 sq m / 513 sq ft

Floorplan

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 Electric, Mains Gas, Mains Drainage.
HEATING: Gas
TAX: Band C,A,A,A,A
Rateable Value: £5,000 1st April 2023 to Present (Retail unit)

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

SSG/ESL/12/25/DRAFT

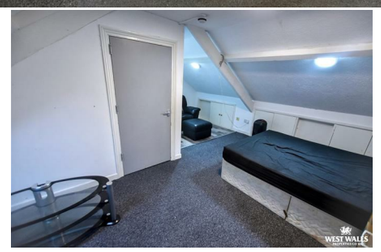
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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

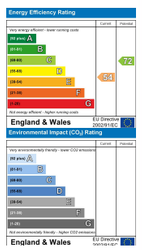
Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk
TELEPHONE: 01646 680006

01646 680006
www.westwalesproperties.co.uk



29 Dimond Street, Pembroke Dock, Pembrokeshire, SA72 6BT

- **Freehold of Mixed Use Premises**
- **5 Individual Letting Units (Tenants in situation in 4 units)**
- **Town Centre Location**
- **>10% Return on Investment**
- **Double Glazing And Gas C/H**
- **Shop unit with Tenant In Situation**
- **1 Letting Unit to renovate**
- **Ideal Investment**
- **No Forward Chain**
- **EPC Rating: C/C/D/E**



Offers Around £190,000

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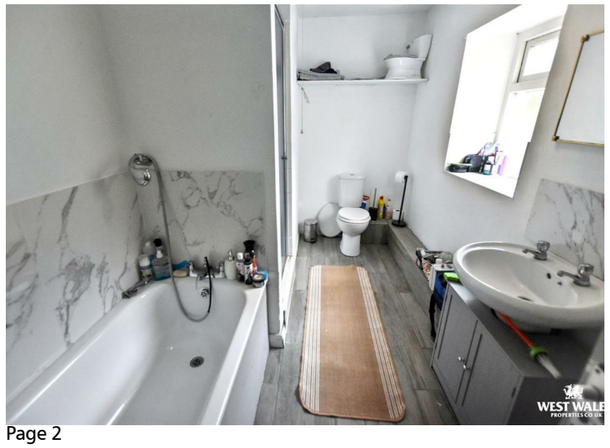
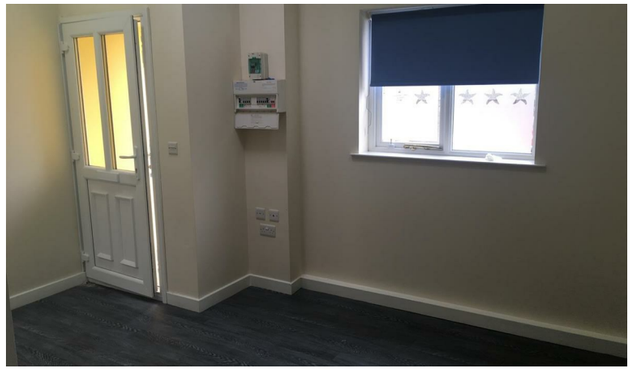
EMAIL: pembroke@westwalesproperties.co.uk TELEPHONE: 01646 680006

The Agent that goes the Extra Mile





A rare opportunity to purchase the freehold title of a mixed use premises in the centre of Pembroke Dock. This property is being sold with tenants in situ and no forward chain making it a fantastic option for an investor. The property comprises of a shop unit on the street level, currently trading as a sandwich shop. Above this is a substantial maisonette offering four bedrooms, an open plan living space with kitchen, and a family bathroom with shower. TO the rear of the building, there are three bedsits and a one bedroom flat, three with tenants and one requiring renovation.

Each letting unit benefits from their own independent entrance, and are served by double glazing and gas central heating.

This property offers an immediate return in a central location. Viewing is highly recommended!
We are advised of the following:
Shop unit = £200pcm
29a = £300pcm
29b = £250pcm
29c = £250pcm
29d = VACANT
4 Bed Maisonette = £700pcm
RETURN ON INVESTMENT >10%

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 offices in Pembroke, follow the road towards Bush Hill, go past the traffic lights down Ferry Lane and take the left turn onto Bush Street. Continue down Bush Street, continue past the Primary School and when you reach the mini roundabout, take the third exit onto Laws Street. Turn left after the zebra crossing onto Dimond Street, where the property will be found on the right hand side. What3Words:///moral.huddling.behave

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