

Total area: approx. 111.9 sq. metres (1204.1 sq. feet)

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:

TAX: Band N/A

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

S5G/ESL/01/25/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

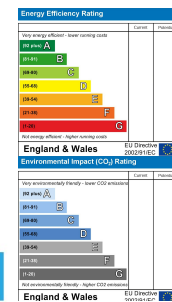


Shops & Apartments, 37 Main Street, Pembroke, Pembrokeshire, SA71 4JS

- Option to Purchase Freehold of Building
- 4 Individual Apartments
- Investment Opportunity
- Rental Yield: Approx 27%
- EPC Ratings for Apartments: D / D / B / E
- 2 Shop Premises
- Town Centre Location
- Approximately 20% Return on Investment
- EPC Ratings for Commercial Units: B / D

Price Guide £50,000

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The Agent that goes the Extra Mile





An exciting opportunity to purchase the freehold of a prominent building in Pembroke town centre. 37 Main Street comprises of four privately owned apartments and two commercial units with shop fronts, both with established tenants in residence.

This is a rare and lucrative investment, viewing is highly recommended!

The combined income from the 2 commercial premises is £16,400 Per Annum.
One lease runs until 2028, the other tenant is holding over and has been in situ for approximately 18 years.
Rental Yield Approx 25% return on Investment.

Pembroke Town is located In the South of Pembrokeshire, approximately 12 miles away from the county town of Haverfordwest. The town is focused around the spectacular medieval castle, built in 1093 and birthplace to Henry VII, which is accompanied by a stunning mill pond and circular walk. The Main Street offers an array of independent businesses, including gift shops, cafe's and grocery stores. The town also has amenities including banks/building societies, doctors and dental surgery, solicitors, public transport links, convenience stores and both a primary and secondary school.

Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



DIRECTIONS

From the Pembroke office proceed on foot along the Main Street, where the property will be found on the right-hand side, approximately 300 yards along. what3Words: funds.preheated.mailboxes

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