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: N/A

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

SSG/AMA/10/24/OK

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,

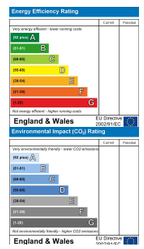
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk

34-38 Cartlett, Haverfordwest, Pembrokeshire, SA61 2LH

- **Former Public House / Commercial Premises**
- **Convenient Location near Town**
- **Approx 155.9 sqm / 1678 sqft**
- **Versatile Premises**
- **Commercial EPC Rating: C**
- **Development Potential**
- **Self-contained Apartments with further Potential to Develop (STPP)**
- **Courtyard to Rear**
- **RATEABLE VALUE: 1 April 2023 to present: £7,100**

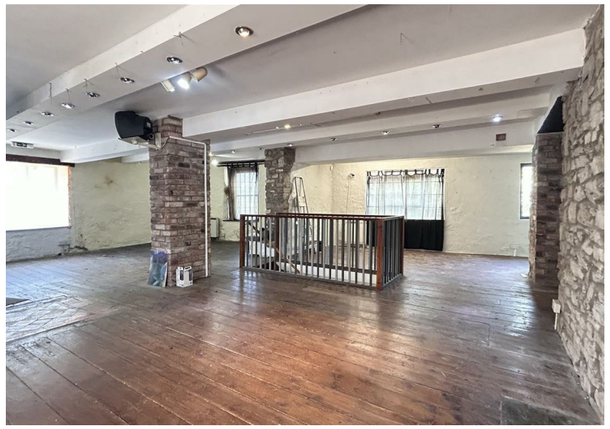


Offers In Excess Of £125,000

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626

The Agent that goes the Extra Mile



An opportunity to acquire a well-situated and versatile building located on the edge of the historic County Town of Haverfordwest.

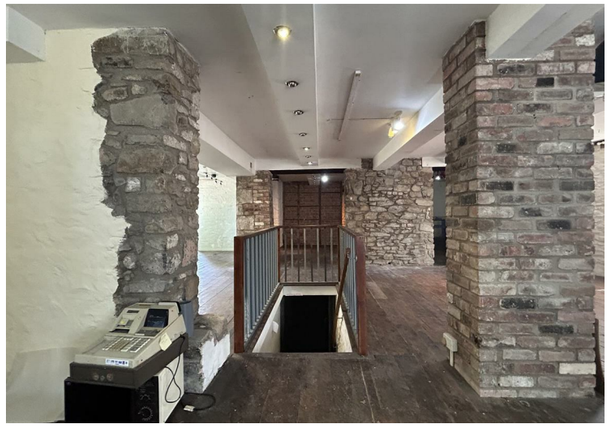
Ideally located within walking distance of the town, shops and train station, this building lends itself to multiple uses.

Approx 155.9 sqm / 1678 sqft
RATEABLE VALUE: 1 April 2023 to present: £7,100

With two self-contained apartments on the first floor, a further 2 apartments under construction (to be completed) and a retail space on the ground and lower-ground floors, with multiple access points from Cartlett, the premises could be utilised as a shop premises or, subject to the necessary planning consents, have a change of use for apartments or a HMO.

The market town of Haverfordwest has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, new leisure centre/swimming pool, cinema, restaurants, pubs etc.

The beautiful Pembrokeshire coast is only 6 miles to the southwest, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 7.5 miles to the northwest. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wild flowers and birdlife.



DIRECTIONS

From our Haverfordwest office continue up the High Street and stay on the one way system heading back to the A40 Carmarthen. Turn right towards the Haverfordwest Train Station and the property is the first on the left-hand side. What3words acting.rips.nail

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