



VIEWING: Strictly by appointment only via the Agents.

SERVICES: We have not checked or tested any of the services or appliances at the property.

RATEABLE VALUE £11,000 for club premises £5100 for shop and premises

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

SSG/ESL/01/25/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](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626



## Minnies Warehouse Riverside, Haverfordwest, Pembrokeshire, SA61 2AL

- New Per Annum Lease on a Flexible Basis
- Riverside Location
- Versatile Premises
- Contact us for further information
- Commercial EPC Rating: B
- Historic Grade II Listed Premises
- Option to Lease All/ Or Part of the building
- Ideal Shop / Wine Bar / Restaurant Premises
- Outdoor Area

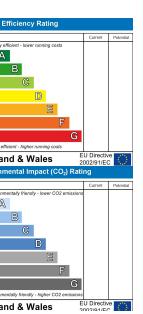
Per Annum Lease £12,500

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***The Agent that goes the Extra Mile***





## BUSINESS OPPORTUNITY

We are delighted to offer the opportunity to lease commercial premises in a prime location within the County Town of Haverfordwest. The building is a Grade II Listed property with character and riverside views.

The Property is situated within a busy shopping area part of the town just off Bridge Street and Victoria Place. Pembrokeshire County Council are investing substantial amounts of money into buildings along the Riverside including the former Ocky White building, the former market building which now houses the library and cafe. Recent announcement regarding a footbridge across the river, there is also plans for a new car park/transport hub.

There are a variety of different businesses situated within walking distance, there are steps to Victoria Place which fronts onto the main road through the town, the building can be seen easily when traveling through the town by car.

There is an opportunity to lease all, or part of the building and lease terms start from £12,500 per annum.

Contact us for further information and to arrange a viewing of the premise

**Grase II Listed**  
Entry Name: Warehouse at rear of No. 12 Victoria Place  
Listing Date: 14 December 1971  
Last Amended: 30 November 2005

## DIRECTIONS

This property is located behind our office on the Riverside in Haverfordwest. What3Words: scrap.racks.analogy



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.