



GROSS INTERNAL AREA
FLOOR 1: 777 sq. ft, 72 m², FLOOR 2: 780 sq. ft, 72 m²
FLOOR 3: 800 sq. ft, 74 m², FLOOR 4: 823 sq. ft, 76 m²
TOTAL: 3179 sq. ft, 295 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

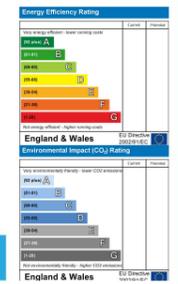


20 High Street, Haverfordwest, SA61 2DA

- Commercial Property
- Versatile Layout
- Total Area: c. 3,179 sqft
- Virtual Tour Available
- Well-maintained
- Town Centre Location
- Approx £20,000pa Income
- Parking: 4 Spaces
- Outside Area
- EPC Rating: C

Offers In The Region Of £180,000

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



VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold.
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Business Rates

SSG/05/23/OK/SSG
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.

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



*** Commercial Town Centre Property with Excellent Investment Opportunity & Potential *** Over 11% Return on Investment ***

We are pleased to offer for sale the freehold of an exceptional opportunity for a property investor. This prominent High Street commercial property presents an ideal location in the heart of Haverfordwest Town centre boasting high visibility, passing foot traffic, and benefits from a long standing tenant with signed lease agreement.

The property offers a flexible floor plan, allowing for easy customization to suit a variety of business needs. With spacious interiors and ample windows, the space can be tailored to accommodate retail stores, offices, restaurants, or any other commercial venture. The building features an eye-catching facade and prominent signage opportunities, capturing the attention of both pedestrians and motorists. Take advantage of the passing traffic.

Customers and employees will appreciate the convenience of 4 parking spaces located to the rear of the property. Additionally, the property benefits from excellent accessibility, with major transportation routes, public transit options, and highways in close proximity.

Whether you're looking for a secure investment paying returns of c. 10% to expand your investment portfolio or looking for a future investment opportunity with conversion, this property offers a fantastic proposition. Beyond its suitability for owner-occupiers, this commercial property presents an attractive investment opportunity. With its prime location and favourable market conditions, it offers the potential for attractive rental income and long-term capital appreciation.

Don't miss out on this rare chance to acquire a sought-after commercial property in a town centre location. Whether you're an entrepreneur looking to establish a new venture or an investor seeking profitable opportunities, this property is an absolute must-see. Schedule your viewing today!

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, main line train station, new leisure centre/swimming pool, cinema, restaurants, pubs etc.



DIRECTIONS

From our Haverfordwest office on Victoria Place, continue passed Castle Square and up the hill to High Street. The property can be found on the right-hand side of the High Street.

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