View: By appointment with the Agents
Services: We have not checked or tested any of the Services or Appliances
Tenure: FREEHOLD
Mains Gas

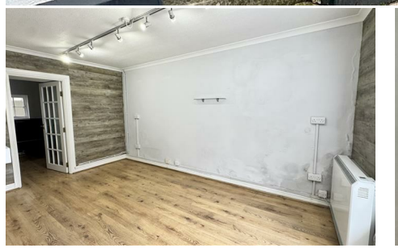
SGG/SSG/OK/0125

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

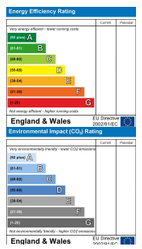
Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk
TELEPHONE: 01834 845584

01834 845584
www.westwalesproperties.co.uk



11 High Street, Narberth, Pembrokeshire, SA67 7AR

- **Shop Premises for Sale**
- **Prominent Position in Centre of Town**
- **Approx 57.5 sqm / 619 sqft**
- **Flying Freehold**
- **High Street Location**
- **Investment Opportunity**
- **Rateable Value: £5,300 1 April 2023 to Present**
- **EPC Rating: C**



Offers In The Region Of £180,000

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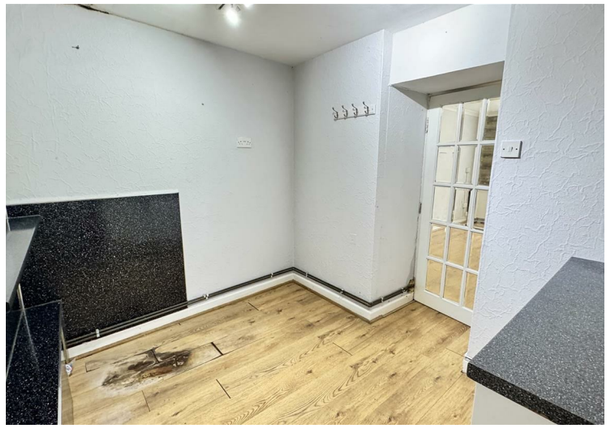
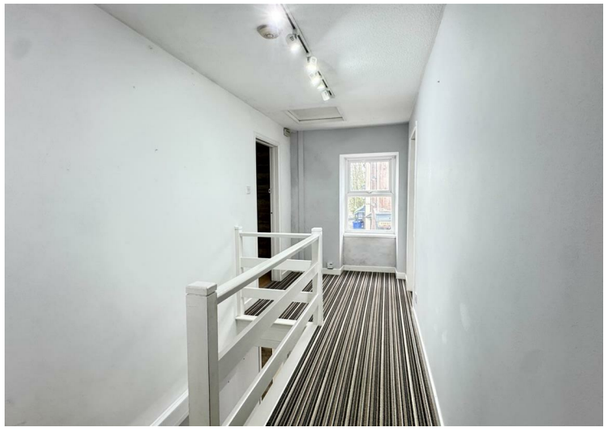
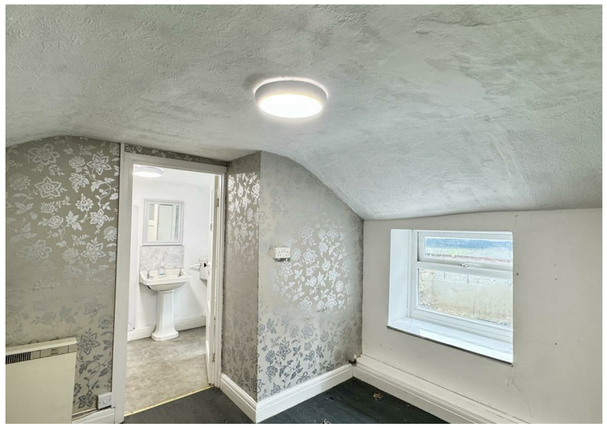
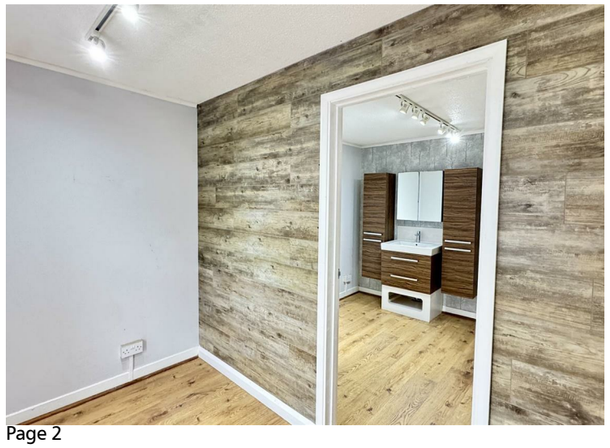
The Agent that goes the Extra Mile





Occupying a prime position on the busy high street in Narberth, we are delighted to offer this 2-storey shop premises for sale.

The property benefits from a high street-facing shop window to the front and the layout briefly comprises an entrance hall, and a shop/retail area to the right with a kitchenette beyond.

Upstairs, a half-level staircase splits to take you to the front of the building, where two additional retail areas and a separate room fitted with a wash hand basin and storage cupboards can be found. These areas sit above the adjacent commercial property (a flying Freehold). To the rear of the first floor is a kitchenette area, a WC beyond, and a double cupboard.

Externally to the rear is out outside courtyard area with WC, steps leading to a small garden area laid to patio and grass.

Narberth or Arberth in Welsh plays a high profile in Welsh mythology. The former town hall still houses the cell where those involved in the Rebecca Riots were imprisoned. To learn more about the history of Narberth visit its brilliant museum. It is also home to several sporting teams, including Narberth RFC who currently play in the Welsh Championship and Narberth Football and Cricket Club. Narberth is full to the brim with independent shops including craft and art galleries, bars restaurants and boutiques. The town has everything you need, including health, dental, fitness, community centres, and a museum. Narberth is twinned with Ludlow and both towns celebrate an annual food festival that takes place on the fourth weekend of September every year. A regular bus service runs to Haverfordwest, Carmarthen and the outlying villages and a railway stations.

DIRECTIONS

The property can be found in the High Street in Narberth between Tom Hughes and Liz's Bakery.

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