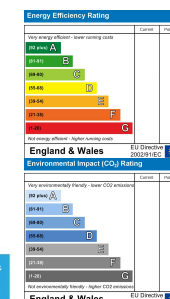




### 11 High Street, Narberth, Pembrokeshire, SA67 7AR

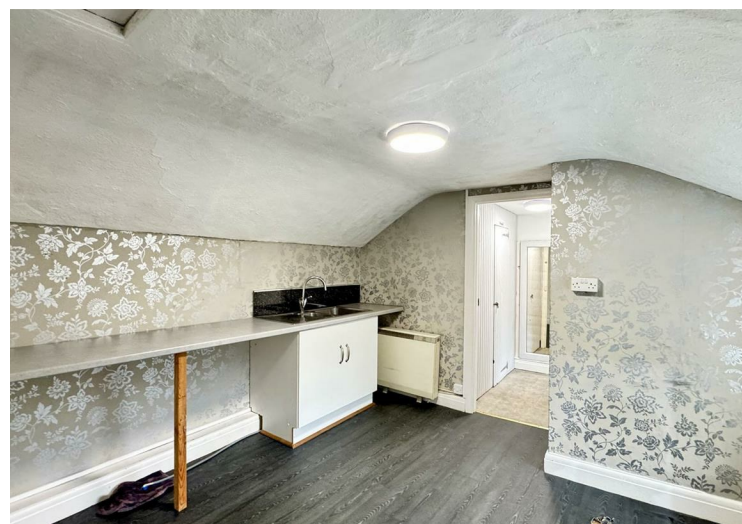
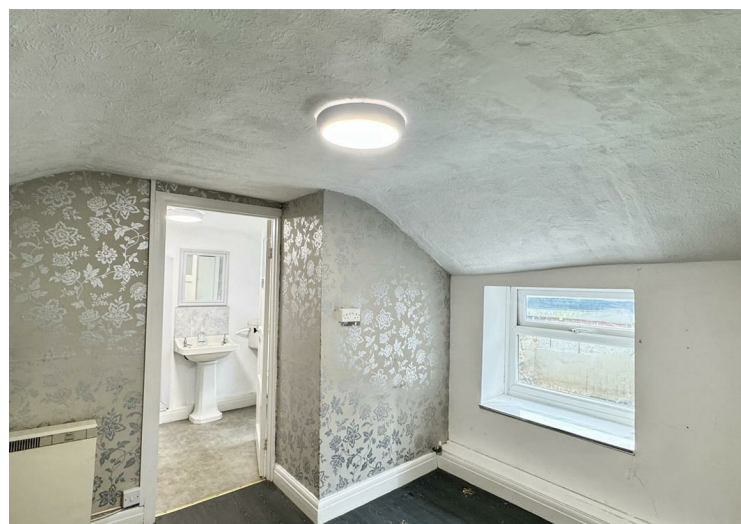
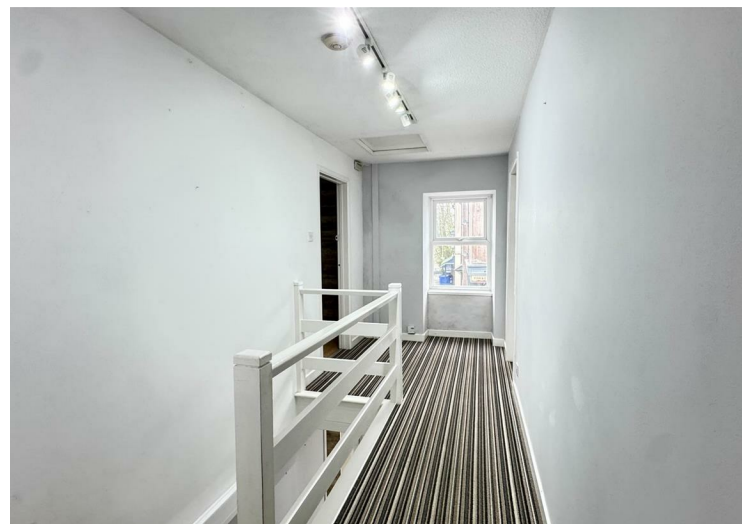
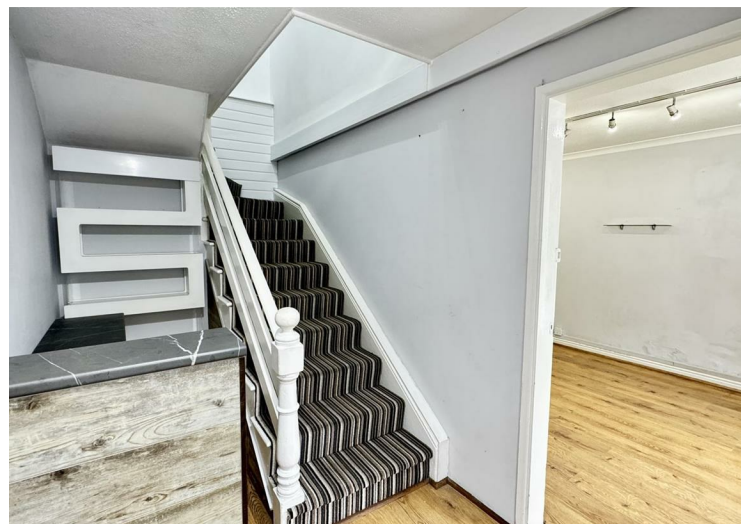
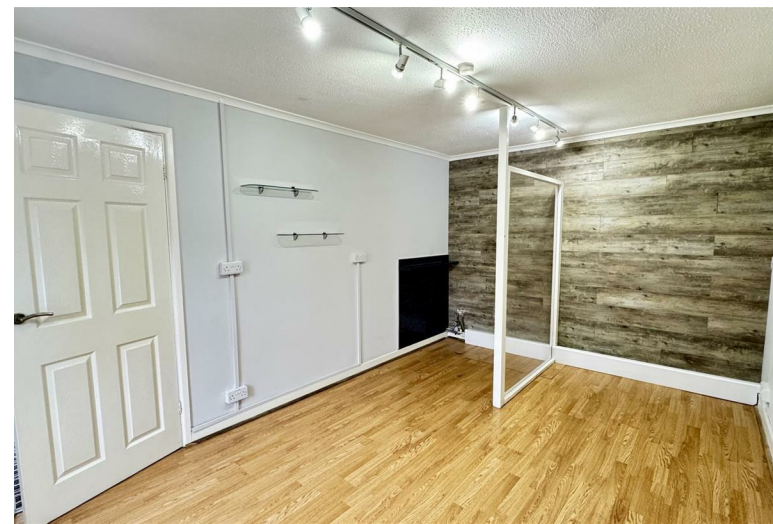
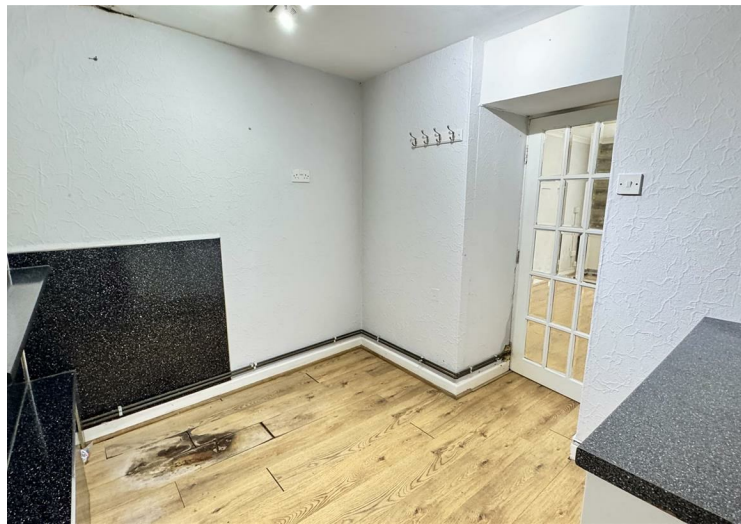
- Shop Premises for Sale
- Prominent Position in Centre of Town
- Approx 57.5 sqm / 619 sqft
- Flying Freehold
- High Street Location
- Investment Opportunity
- Rateable Value: £5,300 1 April 2023 to Present
- EPC Rating: C



**Offers In The Region Of £180,000**

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





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