



Lock House, St Julian Street, Tenby
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3 High Street
Tenby
SA70 7EU

£1,250,000

Character Property
Freehold



An exciting opportunity to acquire a substantial freehold property in a prime location between the High Street on the Seafront, and Upper Frog Street. The property comprises 2 shops on the ground floor, 4 apartments above, a courtyard, and basement below.

Built in circa 1851, the building is Grade 2* listed, and boasts several original features including ornate ceiling roses, and original staircase running up through the centre of the property.

The property offers huge potential for reconfiguration and improvement and offers the owner a rental income from the retail and residential premises.



LOCK HOUSE C. 1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **Sea Views**
- **Four Apartments**
 - **Basement**
- **Grade II* Listed**

- **Two Shop Units**
 - **Courtyard**
- **Within the Town Walls**
- **Many Original Features**

Shop - County Clothes front 27'1" x 18'8" / rear 18'8" x 14'4" (front 8.28m x 5.69m / rear 5.69m x 4.39m)

A large retail space split into 2 areas, joined by an opening between the 2 rooms. There is an entrance door off the High Street and two windows to the front, with another door at the back to the rear courtyard.

The impressive winding original staircase is in the middle of the shop, with lightwell above. This is currently unused, and the apartments above have been created around it, meaning that the property can be reconfigured keeping the ornate ceiling roses and covings untouched.

Happy Feet Shop front 13'1"x 11'9" / rear 13'5" x 13'9" (front 3.99m x 3.58m / rear 4.09m x 4.19m)

A separate retail space on Upper Frog Street, with a large display window on to the street, and entrance door and window to the side off the courtyard.

Courtyard / Office / WC office 13'5" x 11'5" / wc 6'6" x 3'11" (office 4.1 x 3.5 / wc 2 x 1.2)

The courtyard is found off Upper Frog Street through a stone arch. It gives access to both shops, and the apartments above.

The office sits between both retail units and could double as a handy storage room.

There's a small outbuilding with a WC and wash hand basin, used as a staff toilet.

Apartments

There are 4 apartments on the 1st and 2nd floors. The 2 flats to the front/High Street have fantastic sea and harbour views. The 2 flats to the rear look over Upper Frog Street and the De Valance Pavilion.

The entrance to the flats is from Upper Frog Street side, passing over the courtyard. There's a communal area and stairwell between the front and back of the

building, with the flats' front doors being accessed via this.

Apartment 1

A one-bedroom apartment to the rear of the 1st floor.

Lounge 5.9 x 5.2

Kitchen 4.2 x 2.9

Bedroom 4 x 3.2

Bathroom 2.7 x 2

Council Tax Band B

Apartment 2

Similar to the apartment below, the flat has one bedroom and is on the second floor overlooking Upper Frog Street. Currently with a tenant in situ.

Lounge 4.5 x 4.4

Kitchen 3.3 x 3

Bedroom 3.8 x 3.3

Bathroom 1.9 x 1.5

Council Tax Band B

Apartment 3

2nd floor apartment to the front, overlooking the North Beach and Harbour. Currently holiday let as "North Bay House 3".

Lounge 5 x 3.7 Two large windows overlooking Tenby Harbour and North Beach.

Kitchen 4 x 2.2 Window with views over Tenby North Beach and Harbour.

Bedroom 4.3 x 2.8

Bathroom 2.6 x 1.6

Council Tax Band C

Apartment 4

A 1st Floor apartment with an impressive living room with 3 windows offering sea views to the front, and original ornate plasterwork and ceiling roses.

Lounge

Kitchen

Bedroom

Bathroom 2.7 x 2 Bath with shower over, WC and basin.

Council Tax Band C

Basement

Used as storage for the shops, the basement comprises multiple rooms off a corridor. The end room was previously a coal bunker, with other rooms having original features e.g. meat hooks from when a butcher operated here.

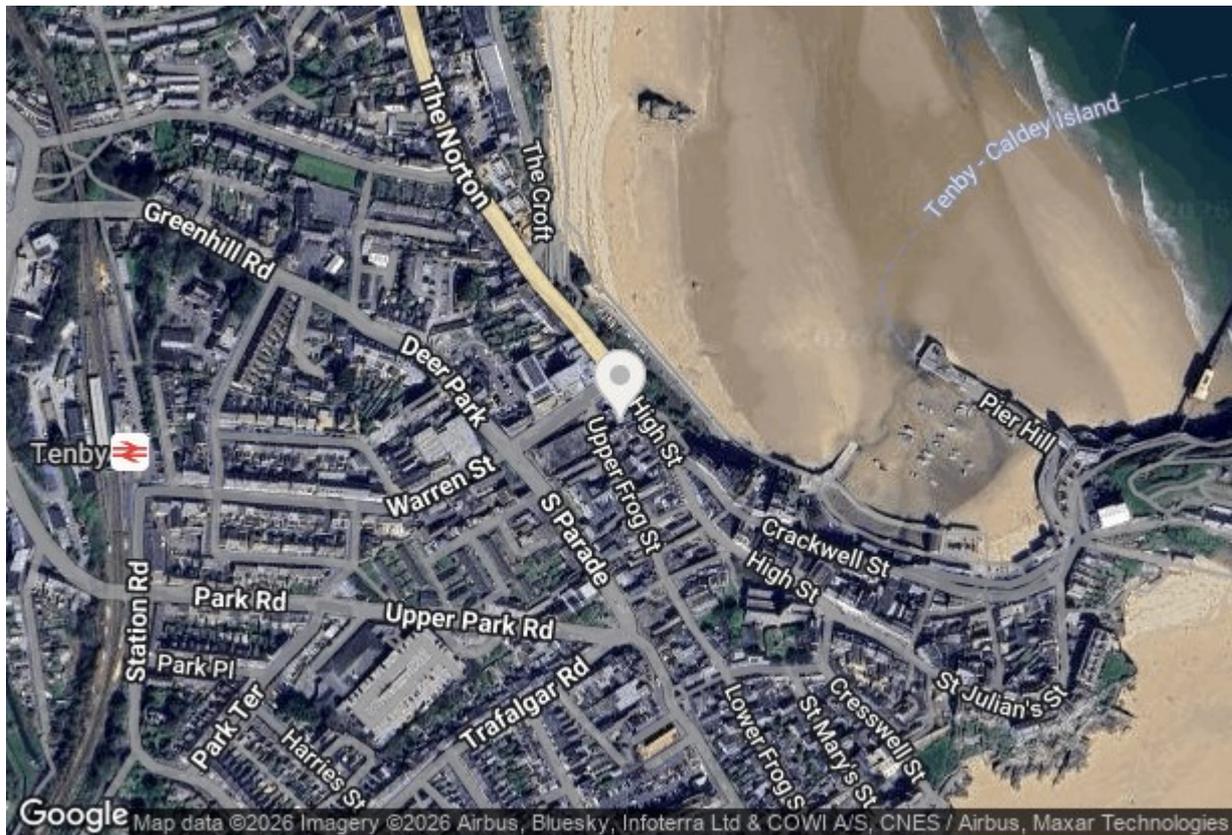
Please Note

The property is offered for sale as 1 freehold, encompassing the 4 apartments, basement, and 2 shops. 1 of the apartments is currently tenanted, as are the 2 shops. The intention is to sell with vacant possession, although should the purchaser wish to keep the tenants in situ, terms can be negotiated.

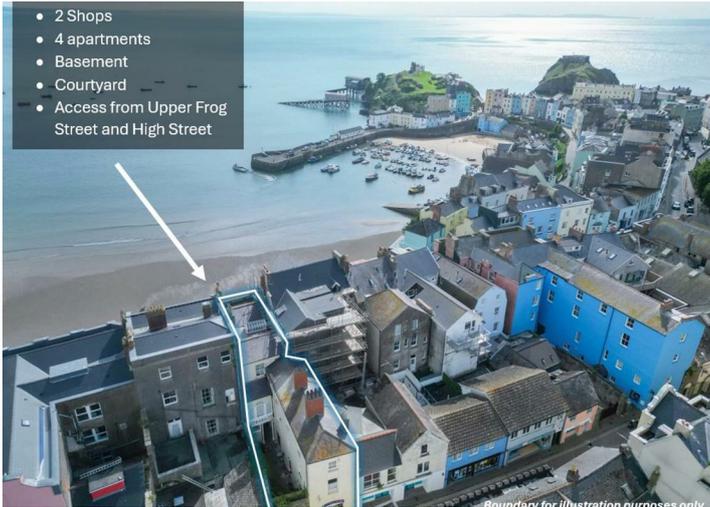
We are advised that mains gas, electric, water and drainage is connected to the property. Each apartment has its own metered connection.

The commercial property's rateable value is £8,700

The apartments are Band B/ Band C, with 2 of them registered for business rates due to holiday letting.



The front of the property is on the High Street, and the shop is called "County Clothes". The apartments above look out onto the sea. The rear of the property is on Upper Frog Street, with the rear shop unit named "Happy Feet"



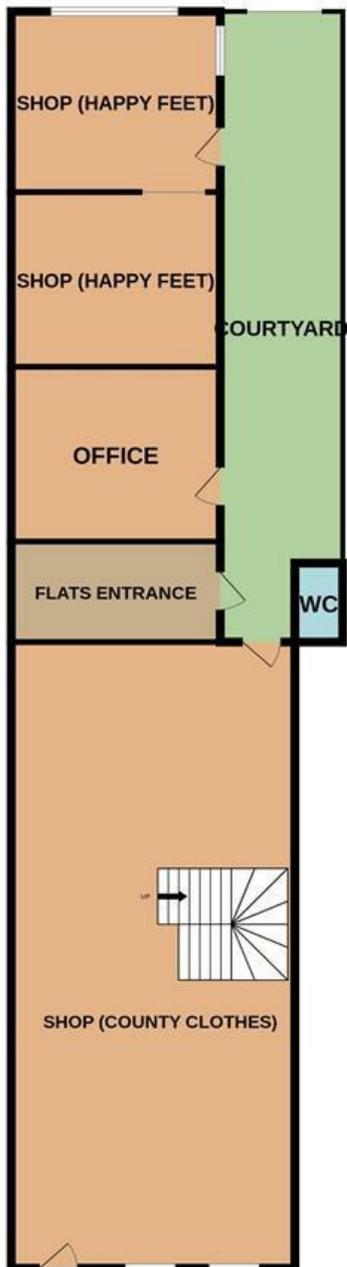






Floor Plan

GROUND FLOOR
1372 sq.ft. (127.5 sq.m.) approx.



FLAT 1 (UPPER FROG ST) AND FLAT 4 (HIGH ST)
1386 sq.ft. (129.0 sq.m.) approx.



FLAT 2 (UPPER FROG ST) & FLAT 3 (HIGH ST)
1307 sq.ft. (121.4 sq.m.) approx.



TOTAL FLOOR AREA : 4068 sq.ft. (377.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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