Lock House, St Julian Street, Tenby
Pembrokeshire, SA70 7AS

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3 White Lion Street
SA70 7ES

£269,950

Shop with Living Accommodation
Freehold

2 1 1 C

A freehold mid-terrace property on White Lion Street, Tenby. The property comprises a ground floor retail unit, with a 2-bedroom apartment on the 1st and 2nd floors that could either be used for storage or accommodation.

The property is just a short stroll away from the stunning beaches and the bustling seafront, making it an ideal spot for attracting both locals and tourists alike. The proximity to the town centre ensures that all essential amenities and services are within easy reach.

Whether you are looking to invest in a retail and possibility to create a residential rental venture, or seeking a home above your business, this property is a rare find in a sought-after area.

LOCK HOUSE C. 1750

The Property Ombudsman

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

RICS

- **Retail Unit**
- **Freehold**
- **Busy Location**
- **Vacant Possession**
- **2 Bed Apartment Above**
- **50 Yards To Sea Front**
- **Investment Opportunity**

Retail Area

Retail unit has been refurbished within the last two years. Large display window to the front, a number of fluorescent lights, small cloakroom with WC and wash hand basin.

Apartment

Door to the apartment from within the retail unit, however there has previously been a separate entrance to both shop and apartment. Stairs lead up to the first floor.

Lounge/Diner

Lounge has two windows to the front overlooking White Lion Street and the town walls, centre ceiling light points, central heating radiators and electric fire.

Kitchen

Kitchen space has floor and wall units, sink with drainer and window to the rear.

Shower Room

Shower room has shower cubicle with mains shower, WC, wash hand basin with vanity unit, heated towel rail.

Bedroom One

Bedroom one has centre ceiling light point, timber Velux window to the front and large storage cupboard in the eaves.

Bedroom Two

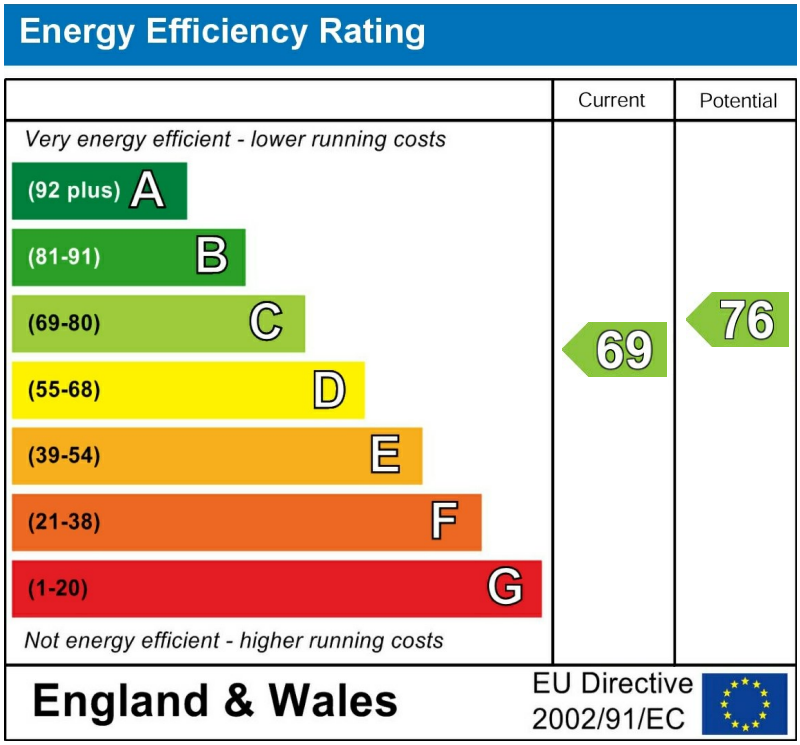
Bedroom two has centre ceiling light point, loft access hatch and timber Velux window to the front.

Please Note

Gas central heating system installed within the last 2 years, boiler in the kitchen which provides heating for both retail and apartment.
We are advised that mains gas, water, electric and drainage are connected.

The whole property is on business rates as 1 unit, with a bill of approx. £300 per year.

From our office in St Julians Street, head through Tudor Square up to The North Beach. Turn left at the mini roundabout into White Lion Street and Number 3 is approximately 100 yards on the right.



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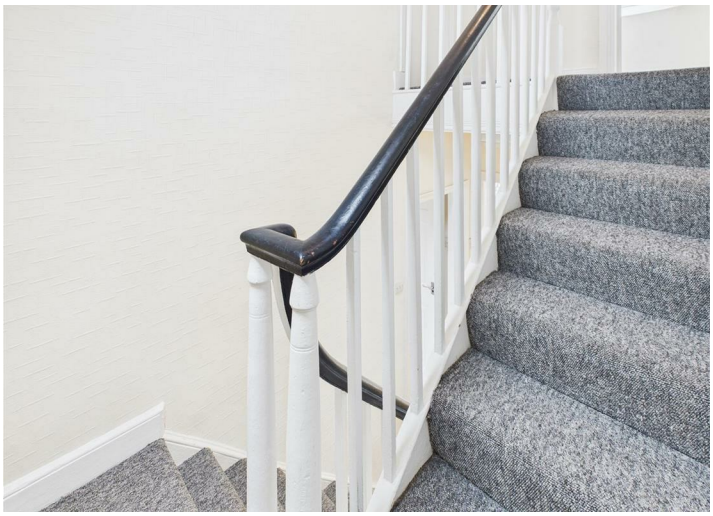
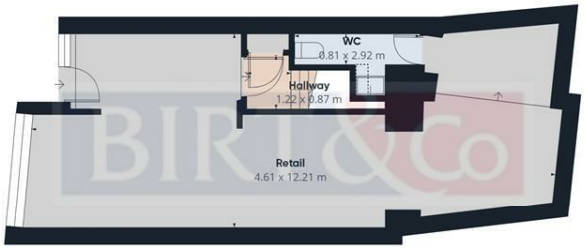


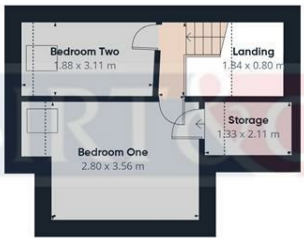
STOP
THE JAZZ

Floor Plan



Floor 0

Floor 1



Floor 2

Approximate total area(1)

103.1 m²

Reduced headroom

3.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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