

Unit 1, 45a High Street, Haverfordwest

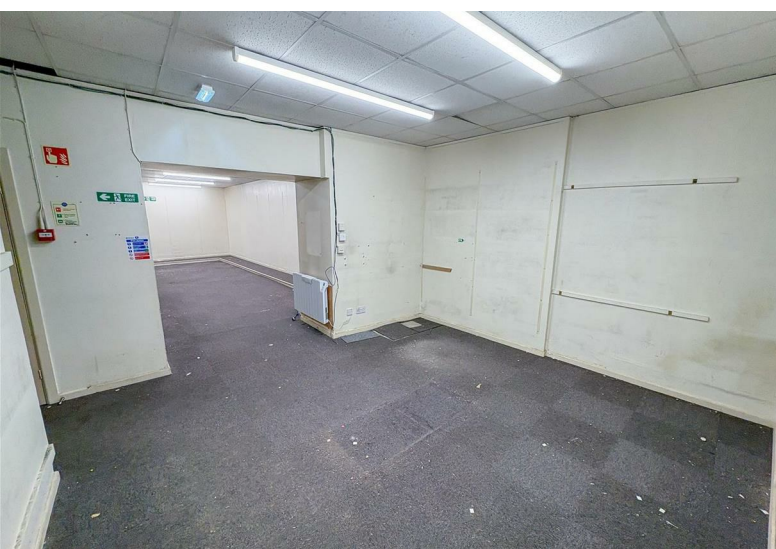


£9,500 Per Annum



PRIME RETAIL UNIT TO LET - A substantial retail premises located in the centre of the town with frontage to High Street and located opposite the Castle Square.

This prime commercial site forms a central hub of Haverfordwest and has for many years been utilised as a well known charity shop. The premises spans 3 storeys with retail area on the ground, office space and staff facilities on the first floor, and storage on second floor.



**RK & son
Lucas**
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RICS





Ground Floor - Approx. 960 sq. ft.

Main retail area with wide frontage window
Store room

First Floor - Approx. 884 sq. ft.

2 x spacious offices
Kitchenette
WC facilities

Second Floor - Approx. 1,119 sq. ft.

Managers office
3 x large store rooms

Tenure

Lease terms to be negotiated - £10,800 per annum on an internal insuring and repairing basis.

Business Rates

We understand from the Valuation Office Agency website that the current rateable value is £11,750 (1st April 2023 to present). The property will need to be reassessed following recent configuration changes.

**Commercial Energy
Performance Certificate**

CEPC: C - 55

General Notes

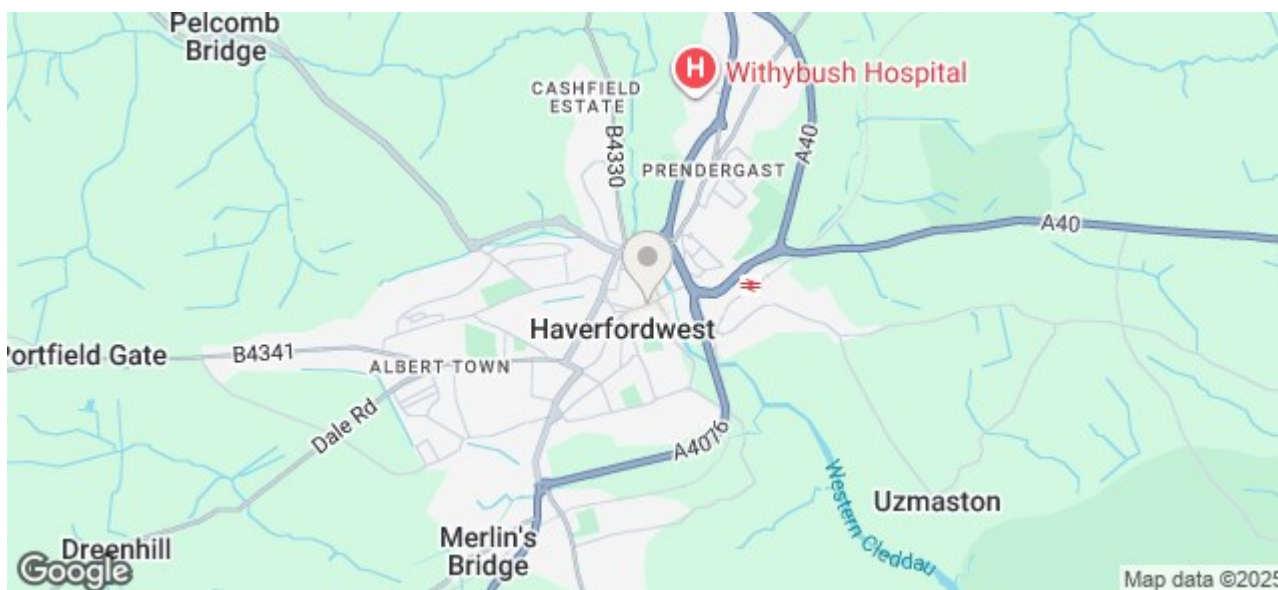
Services: Mains electricity, water and drainage are connected
Local Authority: Pembrokeshire County Council

Viewing

By appointment with R K Lucas & Son.



From our Haverfordwest office continue onto High Street. 45a is the last property on the left hand side before the turning onto Hill Lane.



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.