

16 High Street, Narberth SA67 7AR



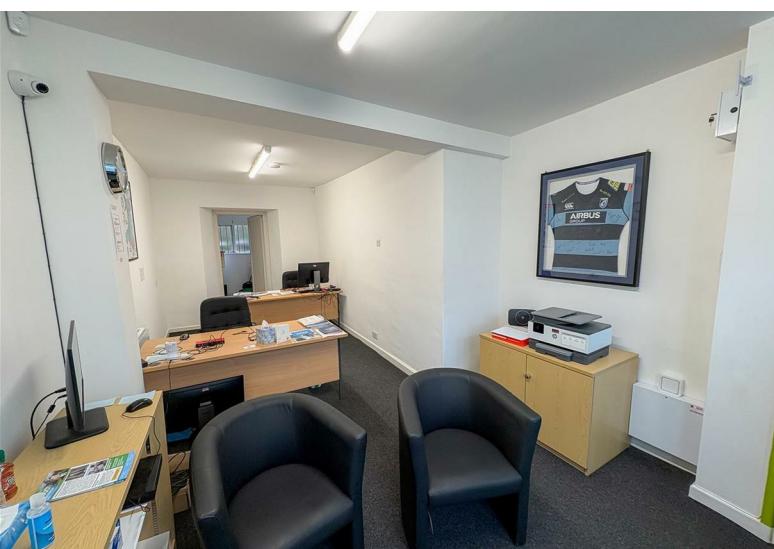
£13,750 Per Annum



A well-positioned ground floor retail premises situated on Narberth High Street, a popular and thriving boutique market town known for its mix of independent retailers, cafés, and professional occupiers.

The accommodation offers an open-plan sales area to the front with ancillary staff and WC facilities to the rear. The unit has most recently been used as office accommodation but would be suitable for a variety of retail or service-based uses, subject to any necessary consents.

The premises will be available from mid-May 2026 (exact date TBC).



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Entrance

Providing access from High Street.

Main Shop

Open-plan sales/office space with display frontage to the High Street, offering good natural light and visibility.

Total net internal floor area is approximately 400 sq. ft.

Staff Room

2.86m x 2.62m (9'5" x 8'7")

Located to the rear, suitable for storage, staff facilities, or ancillary office use.

WC

Rear WC with handbasin.

Tenure

The property is available to let by way of a new Internal Repairing and Insuring (IRI) lease, on terms to be agreed.

Rent

£13,750 per annum, exclusive.

Rateable Value

Rateable value (from 1 April 2026) £6,700

Commercial EPC

Rating: B - 43.

Certificate available on request.

Use

The premises are suitable for a range of commercial uses, subject to planning consent where required. Interested parties should rely on their own enquiries with the local planning authority.

Legal Costs

The incoming tenant will be responsible for the landlord's reasonable legal costs incurred in the preparation and completion of the lease.

Insurance

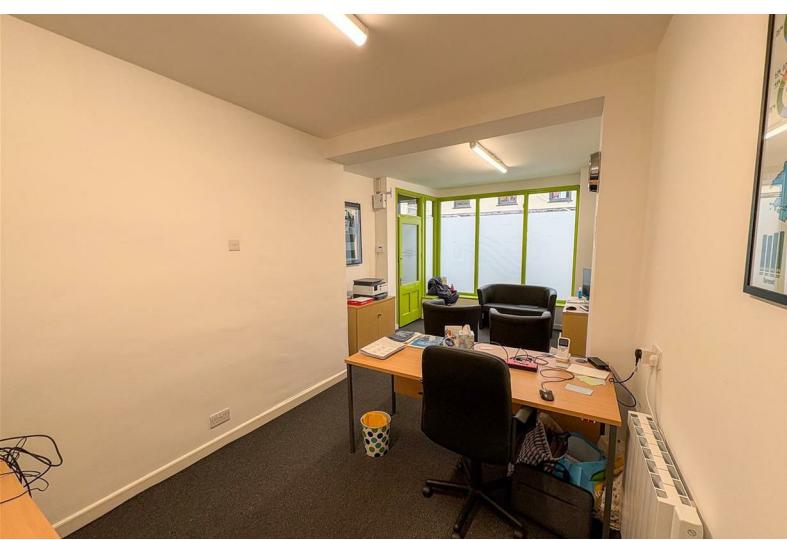
The incoming tenant will be responsible for one-third of the building insurance premium.

VAT

All figures are quoted exclusive of VAT, if applicable.

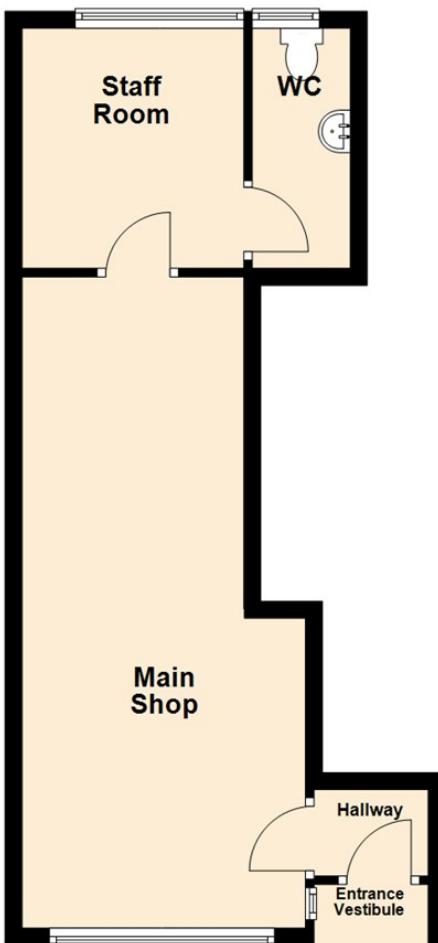
Viewing

Strictly by prior appointment with R K Lucas & Son. The property will not be available to view until the current tenant has vacated in May 2026 (exact date TBC).



Ground Floor

Approx. 36.6 sq. metres (393.4 sq. feet)



Total area: approx. 36.6 sq. metres (393.4 sq. feet)

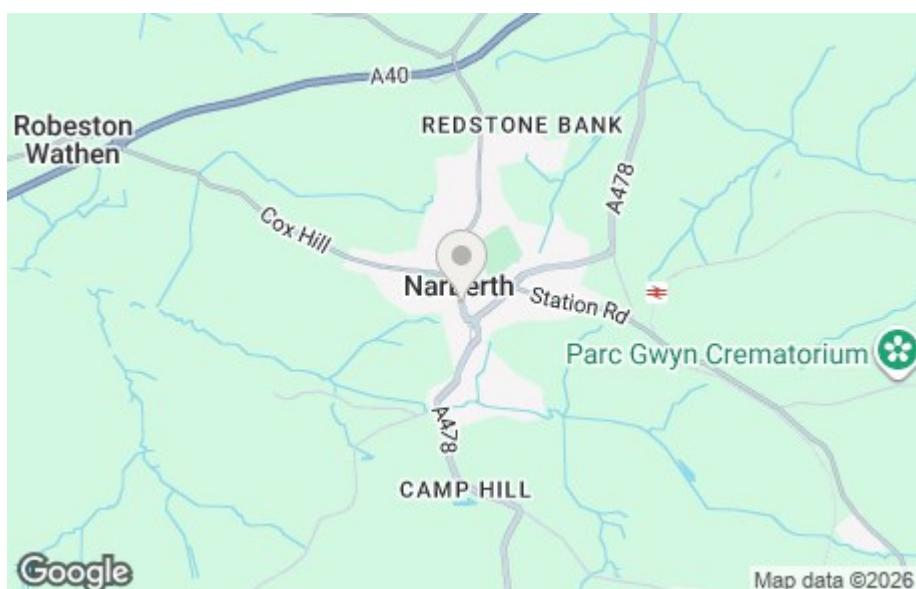
For illustration purposes, do not scale.
Plan produced using PlanUp.

16 High Street, Narberth

Following the one-way system through Narberth the property can be found on the right-hand side, approximately halfway up High Street in between the shops of 'Big Blue Sky' and 'Audrey Bull Jewellers' and opposite 'Spar'.
what3words://adjusting.tumble.spare

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.