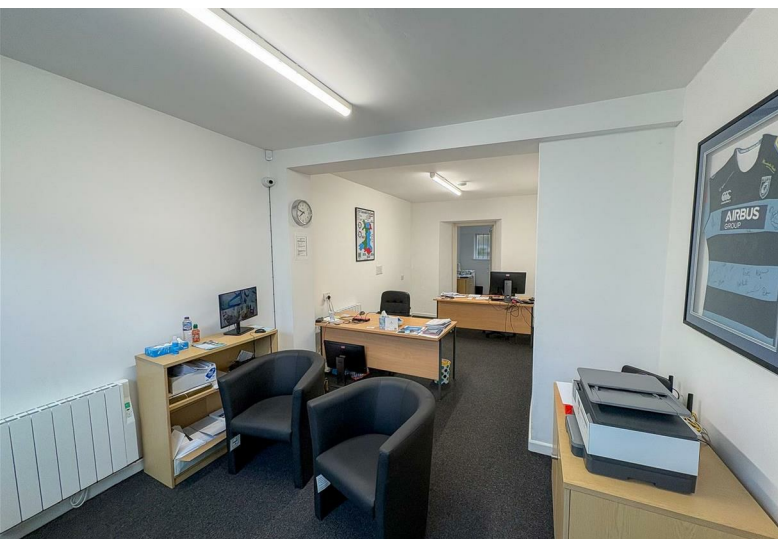


16 High Street, Narberth SA67 7AR



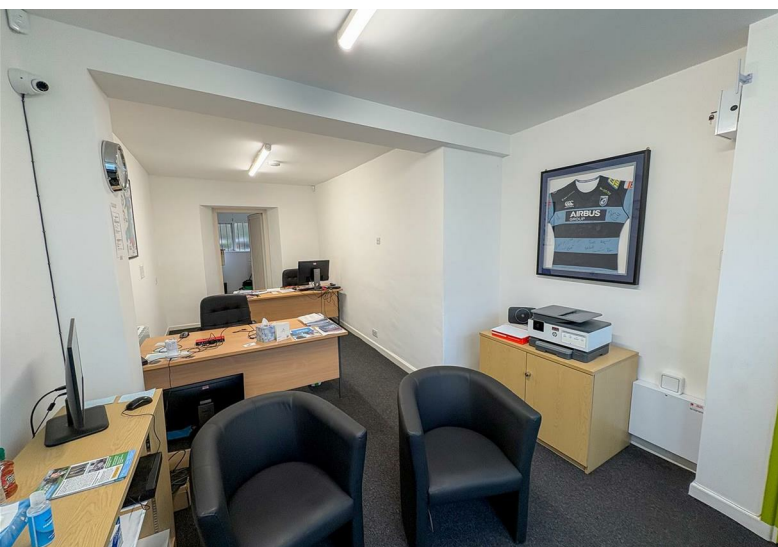
**£13,750 Per Annum**



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).



**RK & son  
Lucas**  
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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.

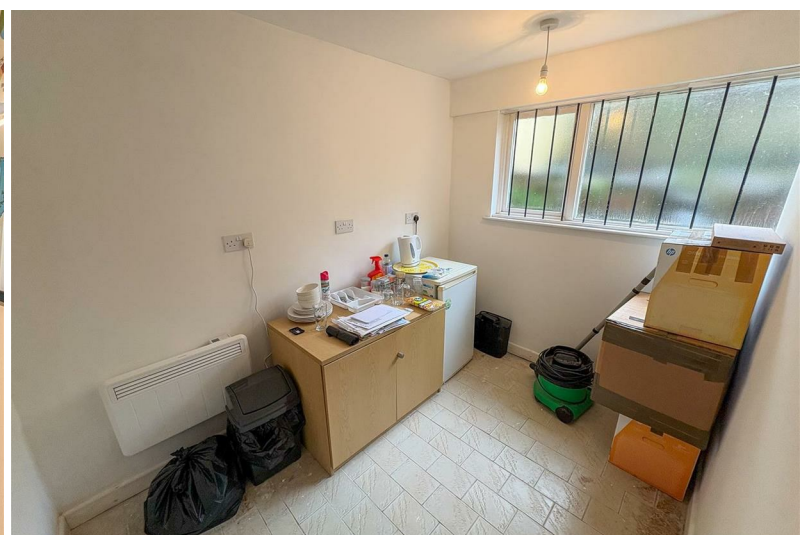
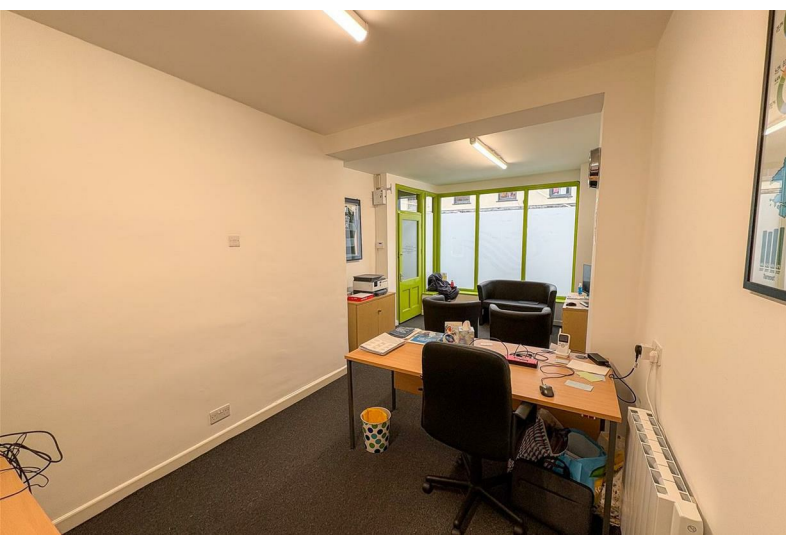
**Use**  
The premises are suitable for a range of commercial uses, subject to planning consent where required. Interested parties should rely on their own enquiries with the local planning authority.

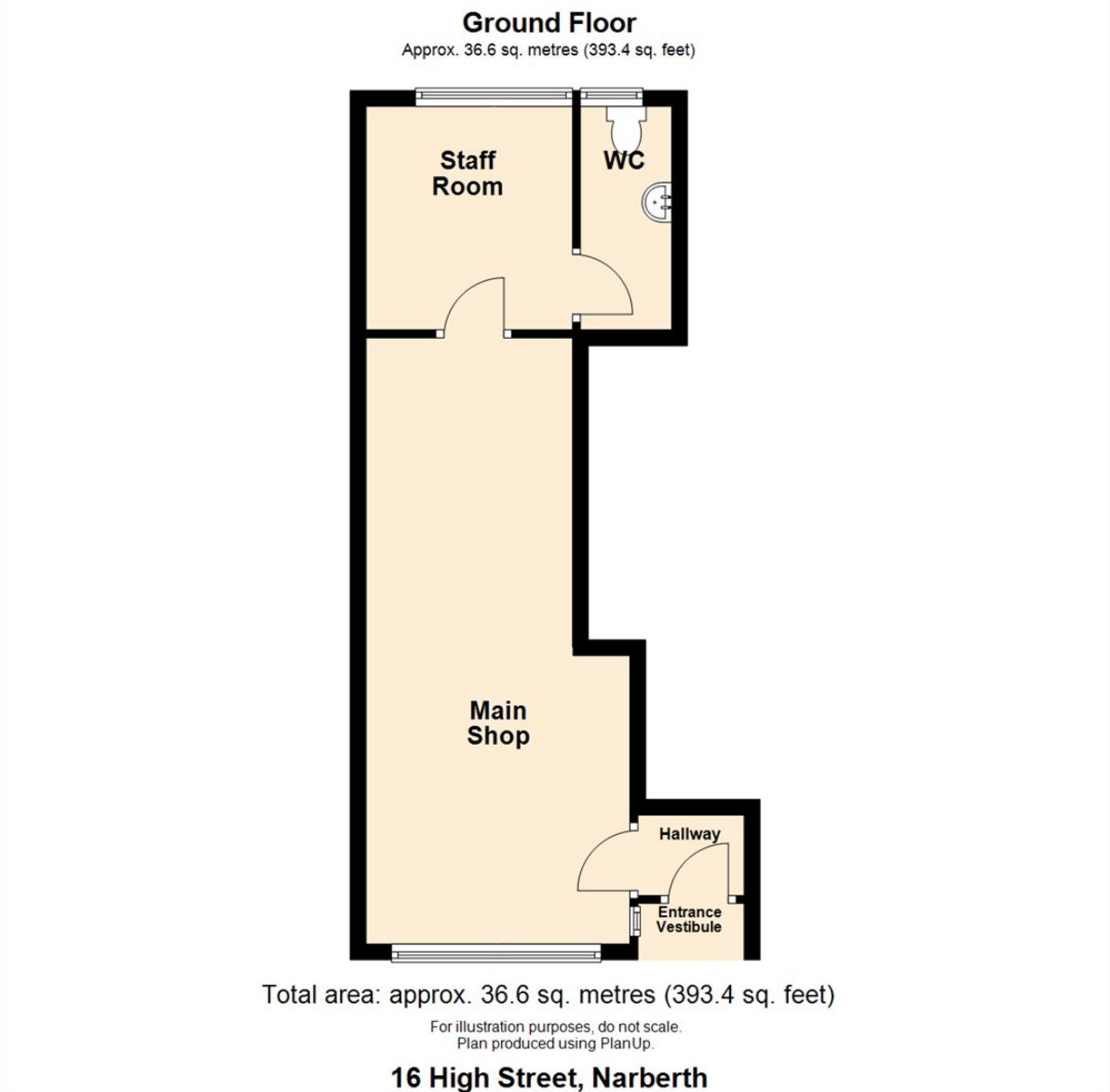
**Legal Costs**  
The incoming tenant will be responsible for the landlord's reasonable legal costs incurred in the preparation and completion of the lease.

**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).





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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.