



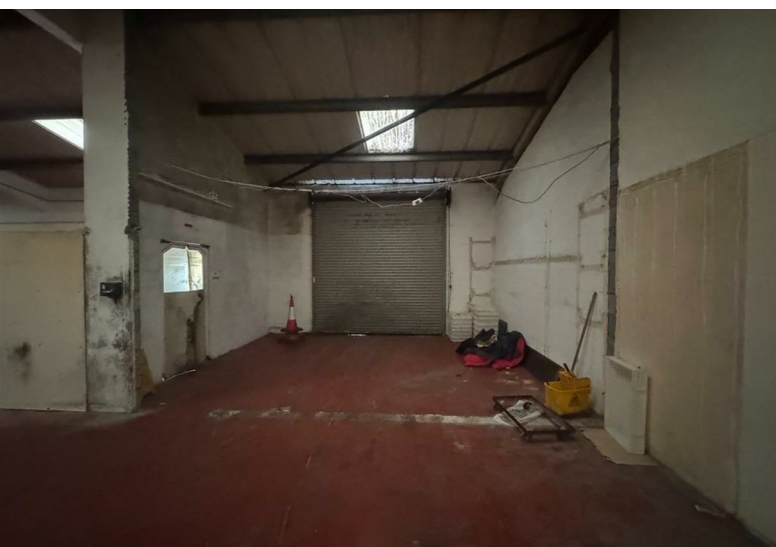
## Offers In The Region Of £180,000



Light industrial unit of approx. 307.3sq. metres (3308 sq. feet).

Popular strategically located Business Park, well placed to serve both the north and south of the County with the Cleddau Bridge in close proximity.

The unit is immediately available and suitable for a variety of uses.



**RK & son**  
**Lucas**  
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## Industrial Unit

### Ground Floor

Gross internal area: 3,021sq.ft

### Store Delivery Entrance

Located to the front, roller door

### Prep Room

5m x 5.66m (16'4" x 18'6")

### Kitchen area

1.89m x 3.56m (6'2" x 11'8")

Stainless steel sink and drainer.

### Office

1m x 1.68m (3'3" x 5'6")

### 2 x WC

### Store

4.31m x 5.79m (14'1" x 18'11")

Located on main floor

### Services

Mains water, gas and electricity, mains drainage.

### Rateable Value

Rateable value £14,500

Rates payable (up to April 2025) £8,149

40% retail relief available (by application) for Retail, Hospitality and Tourism & Leisure sectors.

### Ground Lease

This property is subject to a Ground Lease

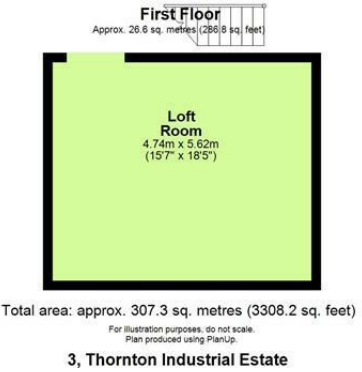
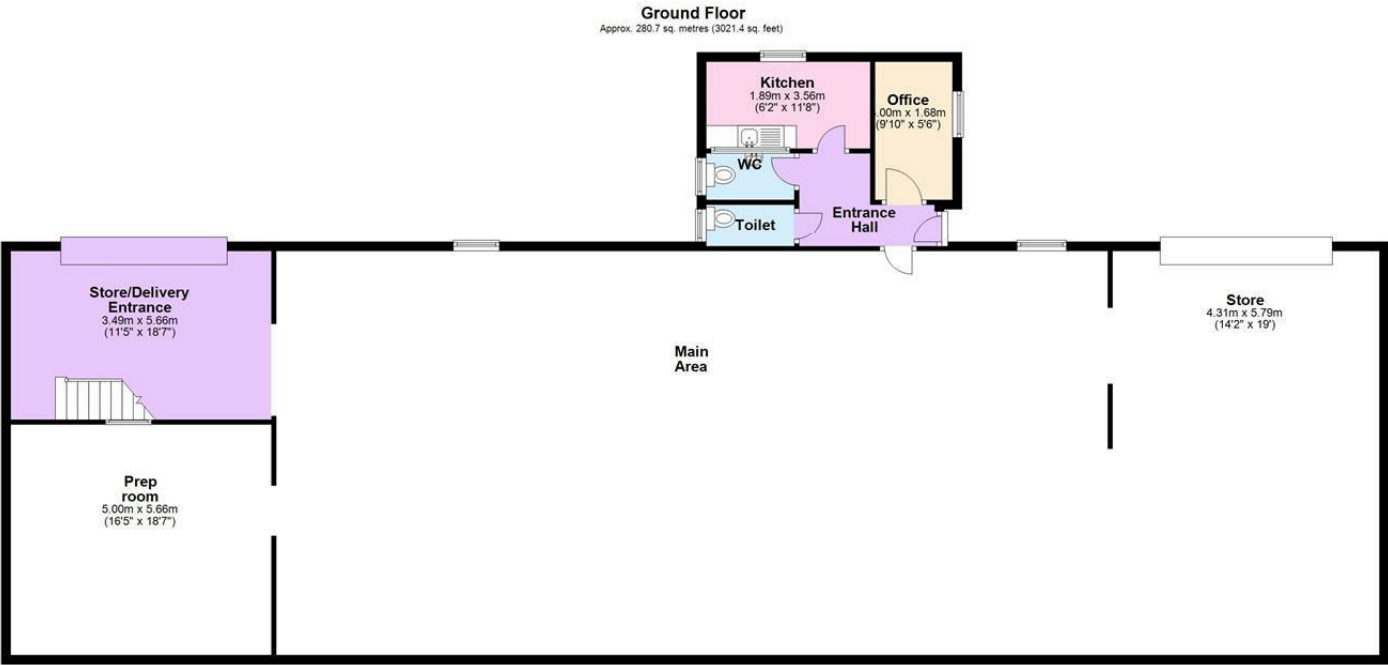
with Pembrokeshire County Council.

Lease - 99 years from 08.10.1993 - circa 67 years remaining

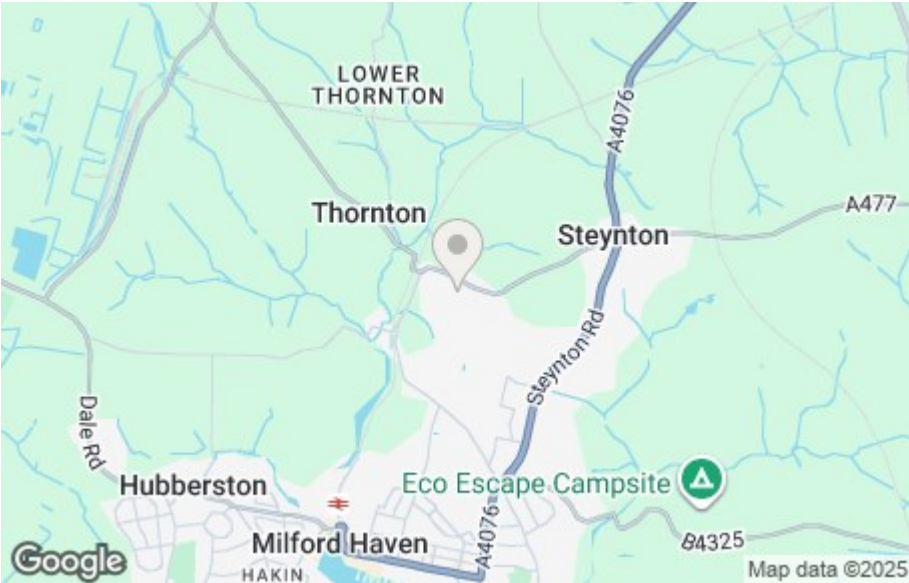
### Viewings

Strictly by appointment with R K Lucas & Son





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.