

Former Character Kitchens & Bathrooms,
Magdelene Street, Haverfordwest



£32,000 Per Annum



SUBSTANTIAL COMMERCIAL PREMISES

An exceptional opportunity to lease a substantial and flexible commercial unit situated in a commanding location at Merlin's Bridge roundabout on the outskirts of Haverfordwest. This unit offers excellent visibility and access, making it ideal for a wide range of commercial uses including retail, showroom, workshop, or office-based operations (subject to necessary consents).

The property offers extensive ground-floor accommodation comprising multiple showroom areas, office suites, kitchen, and toilet facilities. There is a mezzanine level offering further storage or potential workspace, and a service pit remains in place from previous use as a vehicle workshop.

Accessed via a no-through road, the unit enjoys ample off-road parking at the front and an enclosed area to the rear.

A new roller shutter door is to be installed by the landlord to replace the ageing timber door currently in place.



Serving the whole of Pembrokeshire from our offices in Haverfordwest and Milford Haven.

www.rklucas.co.uk

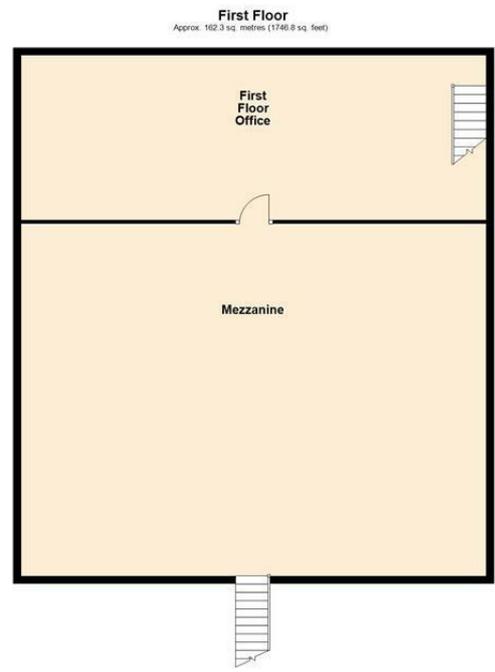
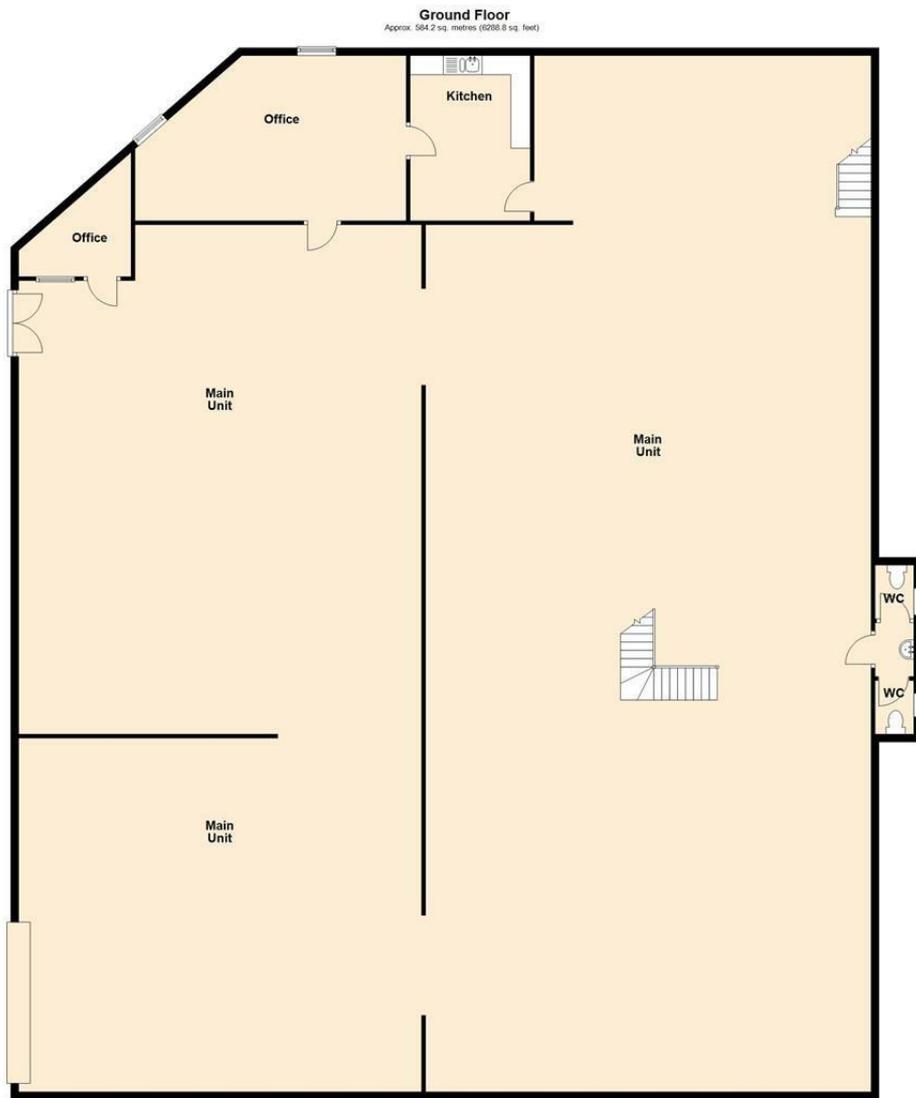
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<p>Main Unit Measuring approx. 531.3 sq. m. (5,716.9 sq. ft.) offering versatile accommodation suited to offices, showrooms, workshops or storage with roller shutter door & vehicle service pit</p> <p>Kitchen 4.30m x 3.10m (14'1" x 10'2") Base units, single drainer sink</p> <p>Office 4.30m x 2.00m (14'1" x 6'7")</p> <p>WC Facilities</p> <p>First Floor Office 4.30m x 12.00m (14'1" x 39'4")</p> <p>Mezzanine 9.20m x 11.90m (30'2" x 39'1")</p>	<p>Rental £32,000 per annum (exclusive of rates)</p> <p>Term Flexible lease terms available by negotiation</p> <p>Insurance Tenant's responsibility upon full repairing and insuring basis</p> <p>Repairs/Decoration Tenant's responsibility upon full repairing and insuring basis.</p> <p>Planning Permission All enquiries to the Planning Department of Pembrokeshire Council (01437 764551)</p> <p>Business Rates We understand from the Valuation Office website that the Rateable Value is £12,000</p>	<p>(April 2023 to present). Prospective Lessees should verify this information with the Local Authority Revenue Department.</p> <p>Legal Costs Each party to bare their own costs</p> <p>Services We are advised that mains electricity, water and drainage are connected to the property. Prospective lessees should clarify this information with the service providers</p> <p>Fixtures, Fittings & Appliances None of these have been tested by the Agents</p> <p>Viewing Strictly by appointment with R K Lucas & Son</p> <p>SUBJECT TO CONTRACT AND AVAILABILITY</p>
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Total area: approx. 746.5 sq. metres (8035.5 sq. feet)
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From Merlins Bridge roundabout take the exit onto Pembroke Road. Turn right into Magdalene Street and then right again onto a private access road. The property can be found on the right hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.