

44 Bridge Street, Haverfordwest



**£20,000 Per Annum**



TO LET - A large Grade II listed three story retail Unit located in the centre of the town of Haverfordwest fronting Bridge Street and located only a few yards from Swan Square.

The premises spans over three storeys with the main shop on the ground floor extending to 160.47 sq. m. (526.5 sq. ft.) , further retail space, storage and staff facilities on the first floor 147.77 sq. m. (1587 sp. ft. ) and third floor office and storage space extending to 136.15 sq. m. (1465.5 sp. ft. )



**RK & son  
Lucas**  
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**Ground floor retail area 526'5" (160.47)**

Open-plan space with display frontage to Bridge Street and lift access

Total net internal floor area is approximately 160.47 sq. m. (526.5 sq. ft.)

**Storage 6'6" x 16'9" (2 x 5.12)**

Located to the rear

**FIRST FLOOR**

**First floor retail area 430'8" (131.28)**

3 x windows to the front, 1 to the side

**Changing room 8'9" x 7'5" (2.69 x 2.27)**

**First floor office 12'1" x 15'8" (3.70 x 4.80)**

Window to the front, suitable for storage, staff facilities, or office use

**First floor office / retail 26'10" x 15'9" (8.19 x 4.82)**

Located to the rear, lift access, ideal for storage, retail or office space

**Staff room 6'7" x 18'5" (2.03 x 5.63)**

Located to the rear

**SECOND FLOOR**

**Office / Staff facilities 33'10" x 25'3" (10.33 x 7.7)**

3 x windows to the front, kitchen area

**Office 18'9" x 15'10" (5.74 x 4.83)**

Window to front

**Inner balcony 8'4" x 10'3" (2.56 x 3.13)**

Lift access

**WC 5'9" x 5'5" (1.77 x 1.67)**

WC with handbasin

**WC 5'6" x 10'3" (1.69 x 3.13)**

2 x WC with 2 x hand basin

**THIRD FLOOR**

Internal storage

**Rent**

£20,000 Per Annum

**Rateable Value**

Rateable value (from 1 April 2026) £21,750

**Tenure**

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

**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.

**VAT**

All figures are quoted exclusive of VAT, if applicable.

**Legal costs**

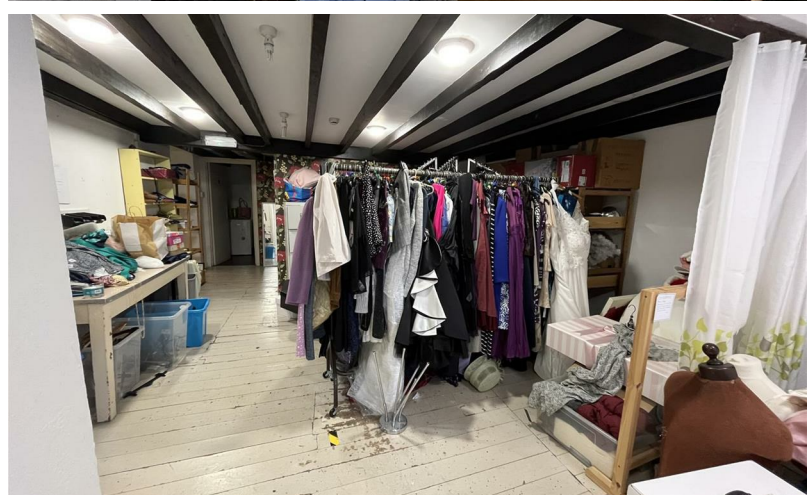
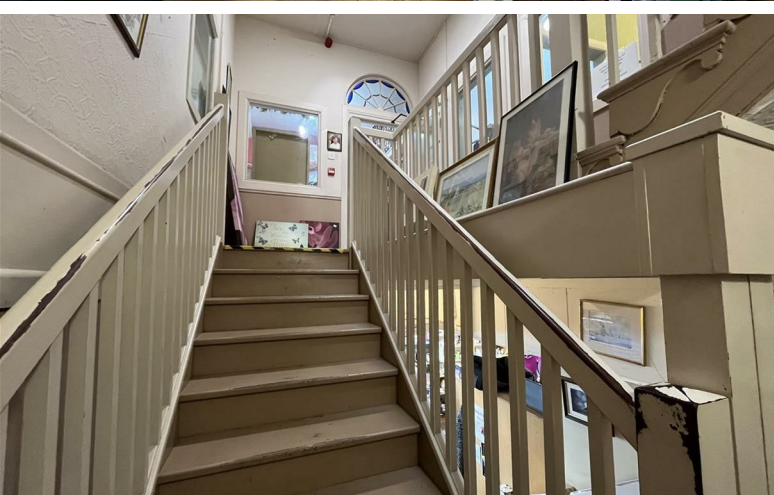
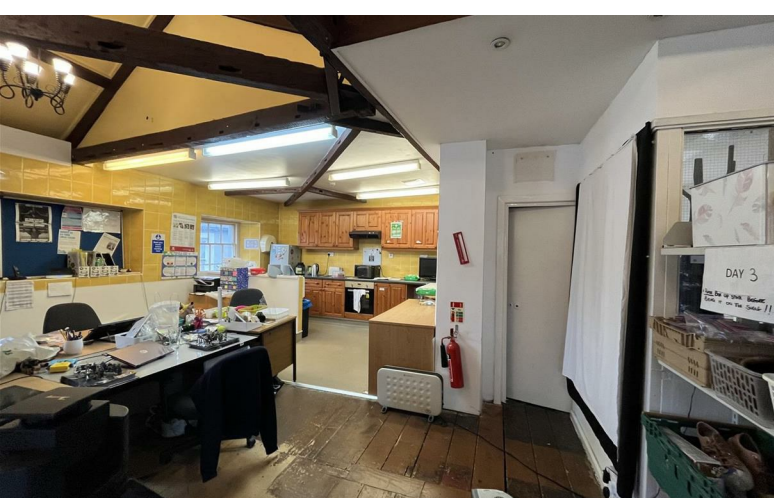
The incoming tenant will be responsible for the landlord's reasonable legal costs incurred in the preparation and completion of the lease.

**Viewing**

Strictly by prior appointment with R K Lucas & Son.







See even more photos on our website  
[www.rklucas.co.uk](http://www.rklucas.co.uk)







Approximate total area<sup>(1)</sup>  
319.3 m<sup>2</sup>  
3436 ft<sup>2</sup>

Reduced headroom  
0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(1) Excluding balconies and terraces

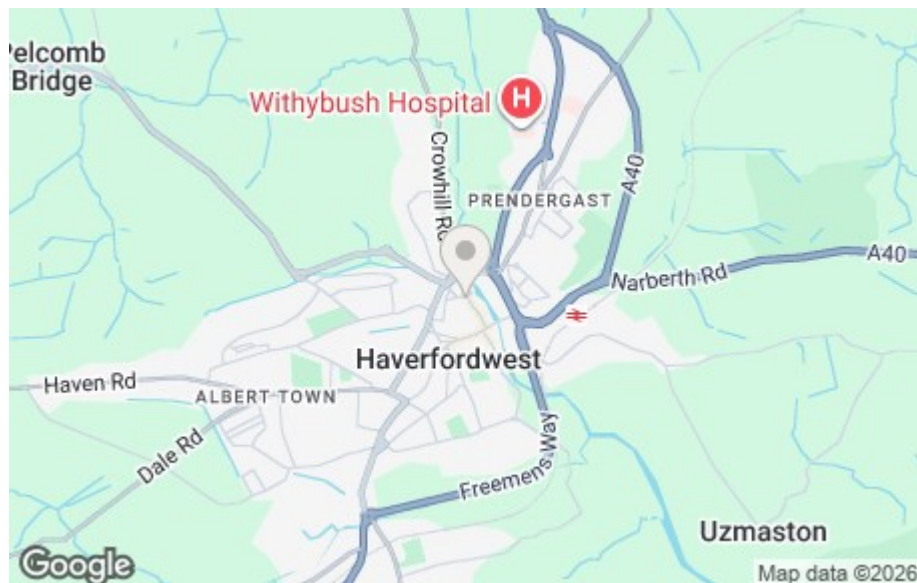
Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## 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.