

48 High Street, Haverfordwest



£20,000 Per Annum



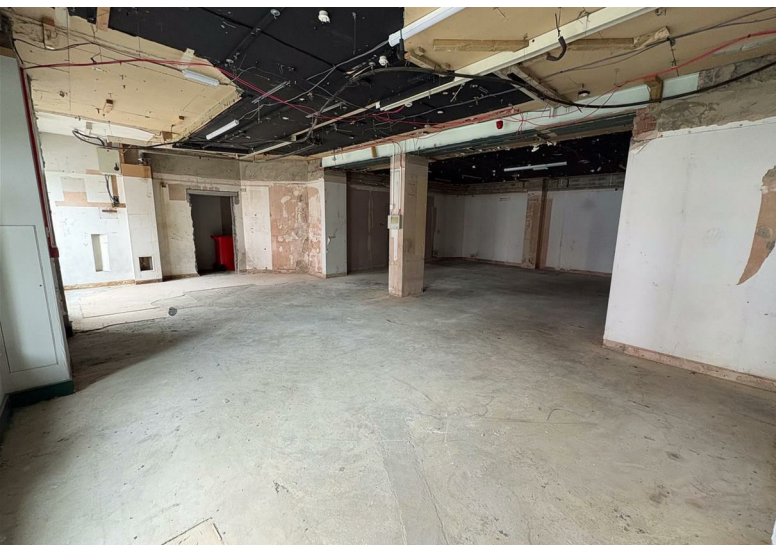
TO LET - A Class A2 premises located in the centre of the County town of Haverfordwest fronting High Street and located only a few yards from Castle Square.

This prime commercial site forms a central hub of Haverfordwest and has for many years been utilised as a betting shop and formally as a bank. The premises spans 3 storeys with the main shop area on the ground floor (155.3 sq. m. / 1,778.9 sq ft.), office space and staff facilities on the first floor office (100.6 sq. m. / 1,082.5 sq. ft.), and storage space on the third floor (48.3 sq. m. / 520 sq. ft.).

The premises is likely suitable for A1 Use Classes subject to Local Authority planning approval.

The landlord would consider offering a reasonable rent-free period to a new tenant to allow them to settle into the property.

We kindly request that interested parties contact R K Lucas to discuss further.



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

www.rklucas.co.uk

01437 762538 01646 695713





Ground Floor
155.3 sq. m. (1,778.9 sq. ft.)

First Floor
100.6 sq. m. (1,082.5 sq. ft.)

Landing

Office
4.00m x 6.20m (13'1" x 20'4")
Bay window to front

Kitchen
4.20m x 4.20m (13'9" x 13'9")
Box window to front

WC facilities
Male & female WC facilities

Second Floor
48.3 sq. m. (520 sq. ft.)

Loft Room (storage)
4.20m x 10.30m (13'9" x 33'10")

General Notes

Services
We are advised mains electricity, water and drainage are connected. Prospective tenants should make their own enquiries of utility providers.

Local Authority
Pembrokeshire County Council
County Hall
Freemans Way

Haverfordwest
SA61 1TP

Tel: 01437 764551

Lease

Term to be negotiated. £20,000 per annum on a fully insuring and repairing basis.

Rateable Value

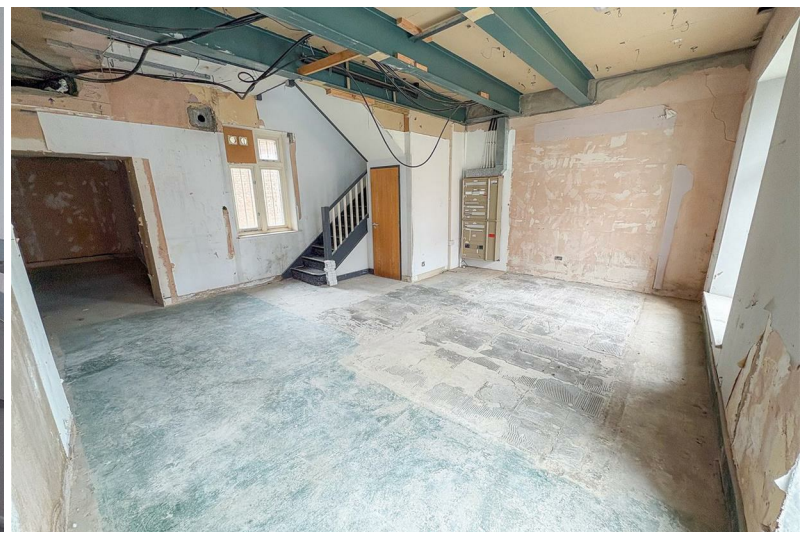
Current rateable value (1 April 2023 to present) £21,250

Commercial EPC

CEPC rating: C 56

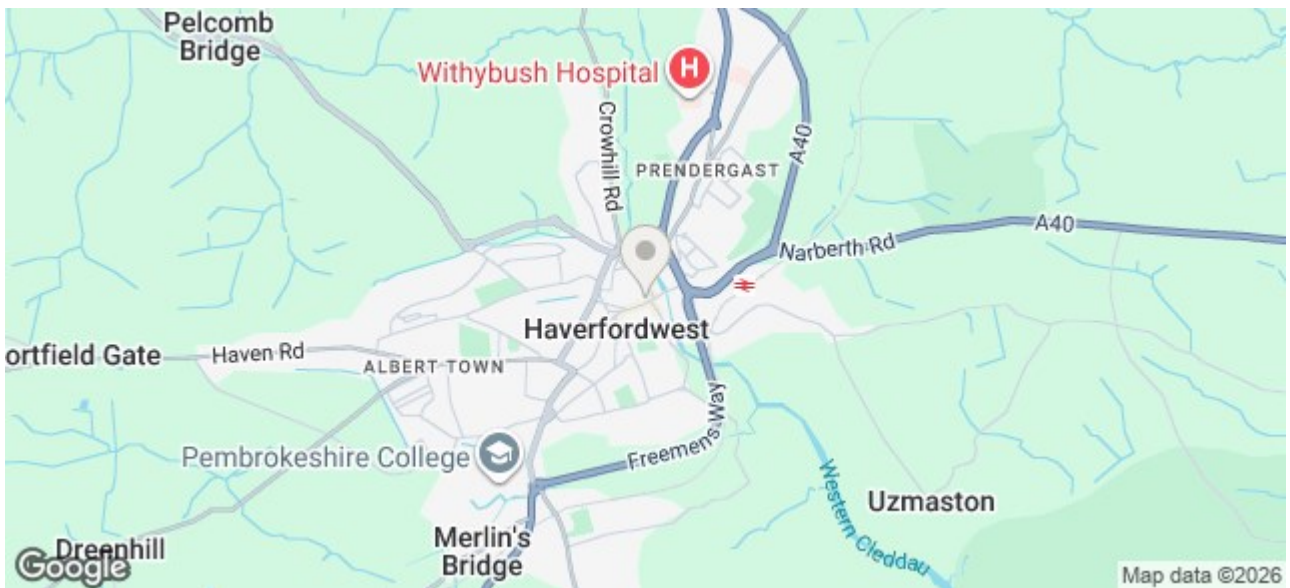
Viewing

Strictly by appointment with R K Lucas & Son





From our Haverfordwest office continue onto High Street and No. 48 can be found on the right hand side.



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.