

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.



**RK & son
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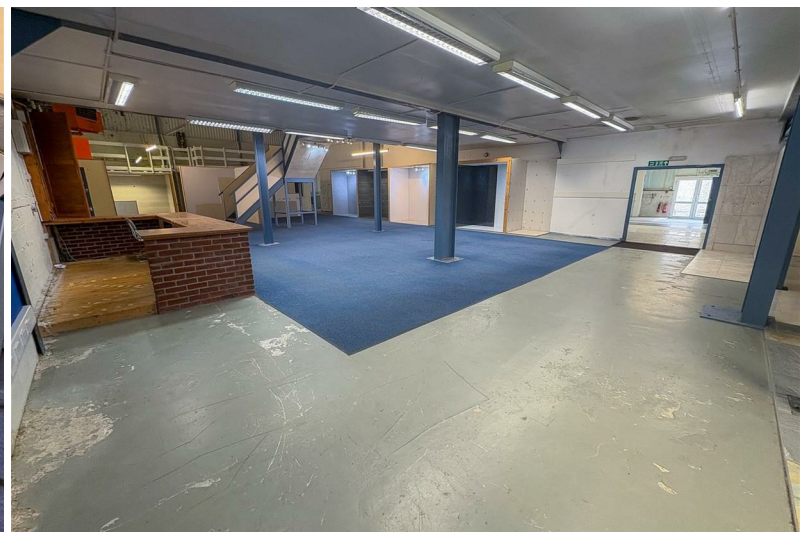
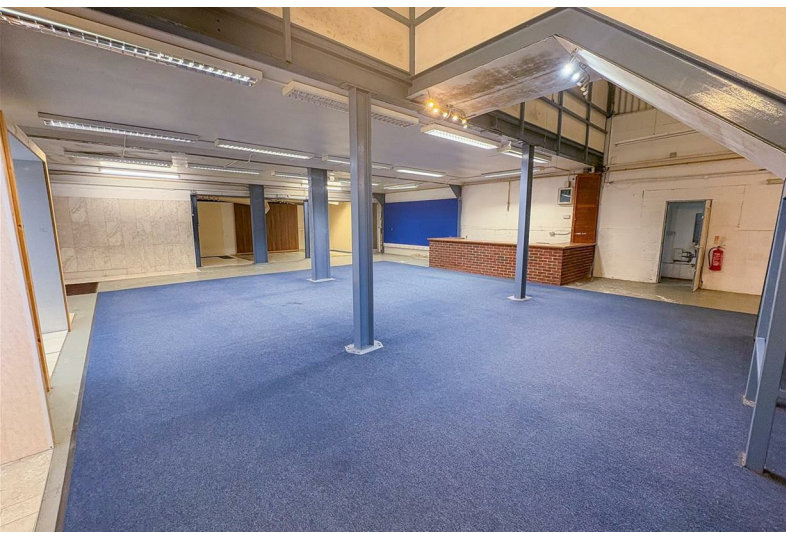


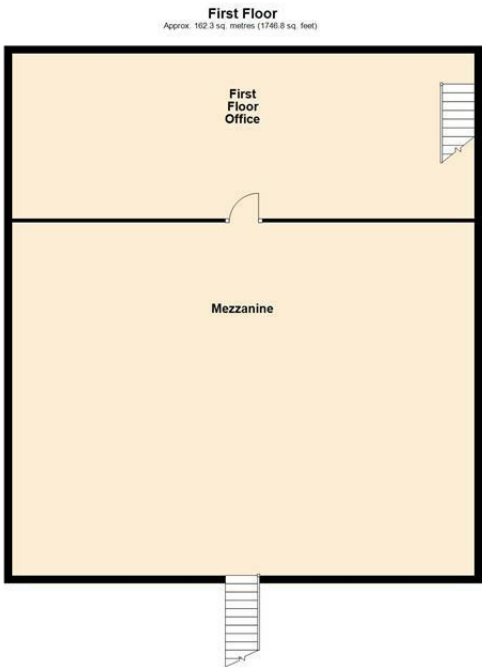
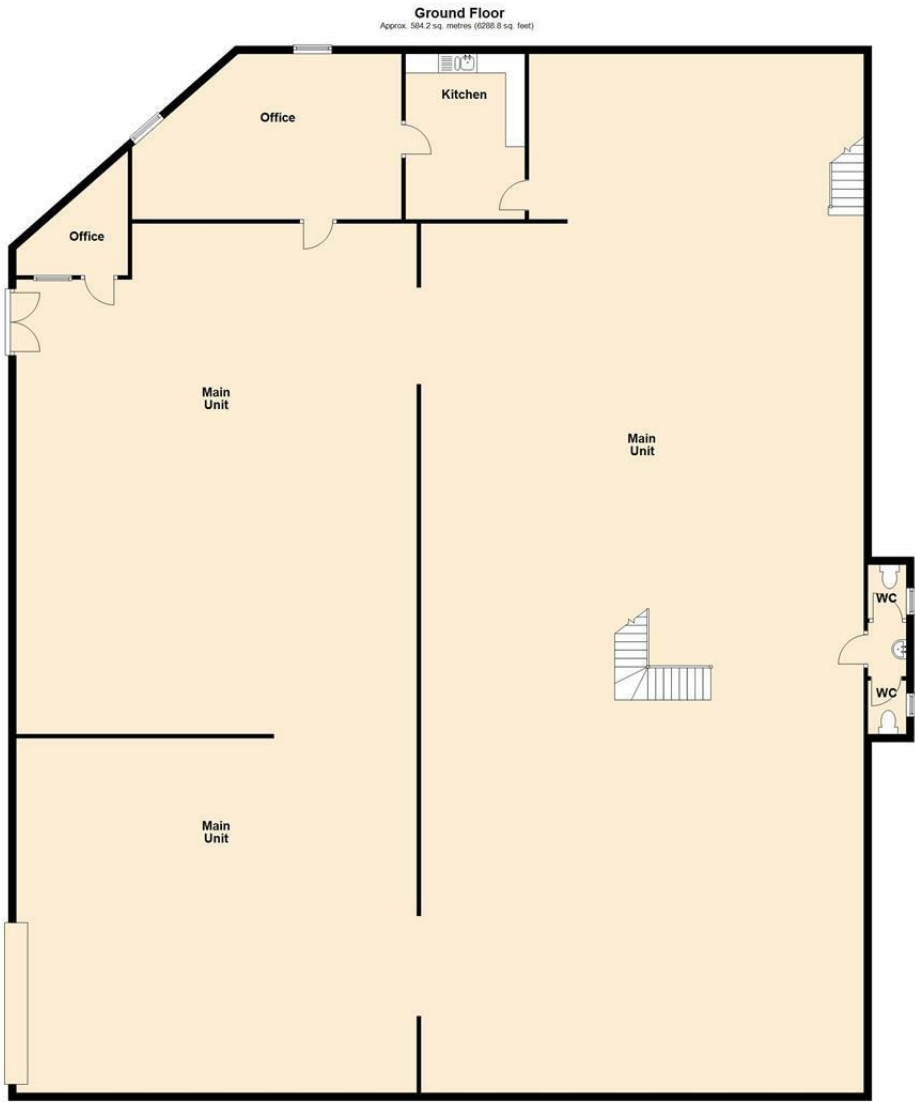
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Main Unit Measuring approx. 531.3 sq. m. (5,716.9 sq. ft.) offering versatile accommodation suited to offices, showrooms, workshops or storage with roller shutter door & vehicle service pit	Rental £32,000 per annum (exclusive of rates)	(April 2023 to present). Prospective Lessees should verify this information with the Local Authority Revenue Department.
Kitchen 4.30m x 3.10m (14'1" x 10'2") Base units, single drainer sink	Term Flexible lease terms available by negotiation	Legal Costs Each party to bare their own costs
Office 4.30m x 2.00m (14'1" x 6'7")	Insurance Tenant's responsibility upon full repairing and insuring basis	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
WC Facilities	Repairs/Decoration Tenant's responsibility upon full repairing and insuring basis.	Fixtures, Fittings & Appliances None of these have been tested by the Agents
First Floor Office 4.30m x 12.00m (14'1" x 39'4")	Planning Permission All enquiries to the Planning Department of Pembrokeshire Council (01437 764551)	Viewing Strictly by appointment with R K Lucas & Son
Mezzanine 9.20m x 11.90m (30'2" x 39'1")	Business Rates We understand from the Valuation Office website that the Rateable Value is £12,000	SUBJECT TO CONTRACT AND AVAILABILITY



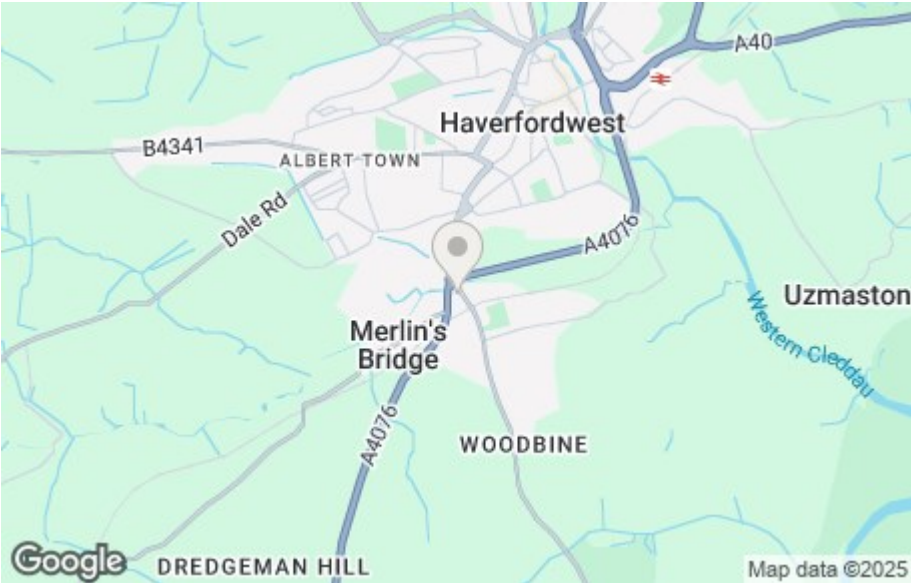


Total area: approx. 746.5 sq. metres (8035.5 sq. feet)
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From Merlins Bridge roundabout take the exit onto Pembroke Road. Turn right into Magdalene Street and then right again onto a private access road. The property can be found on the right hand side.

Energy Efficiency Rating

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