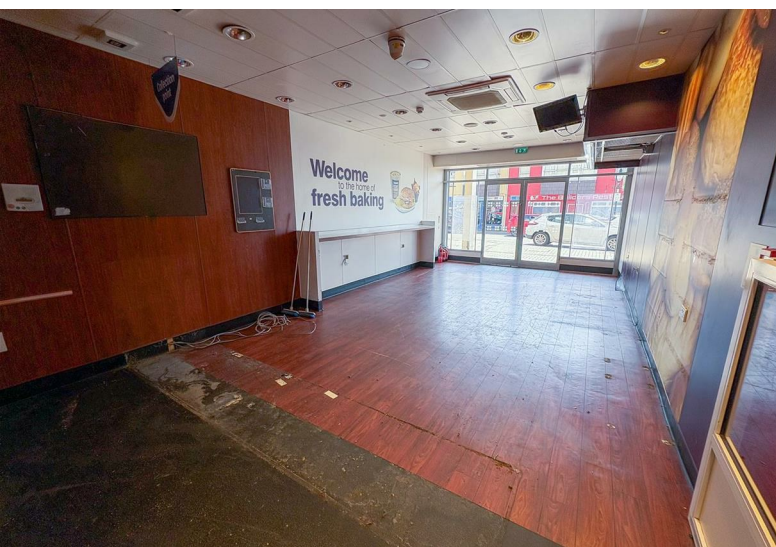
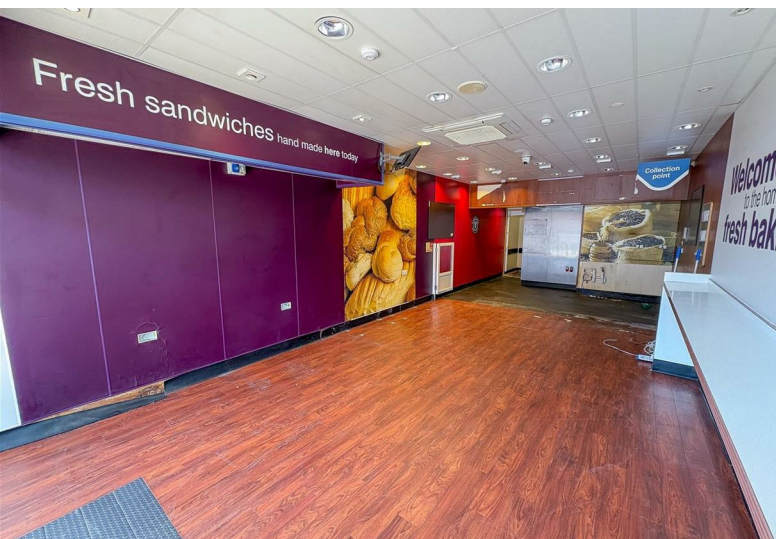


83 Charles Street, Milford Haven



£8,400 Per Annum



#### PRIME RETAIL UNIT TO LET

Situated in a prominent position on Charles Street—Milford Haven's principal retail thoroughfare—this well presented commercial property offers an excellent opportunity for retailers seeking a high-visibility location in one of Pembrokeshire's main town centres.

The property's layout is conducive to various retail formats, with ample sales and ancillary areas spread across two levels and totalling approximately 110.4 sq. m. (1,188.4 sq. ft.).



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

[www.rklucas.co.uk](http://www.rklucas.co.uk)

01437 762538 01646 695713



RICS®







### Main Shop

10.20m max. x 4.20 (33'5" max. x 13'9")  
Double electric sliding doors with locking roller shutter, display windows to either side

### Prep Area

8.70m max. x 4.20m (28'6" max. x 13'9")  
With electric outlets and plumbing for appliances

### Landing

Storage cupboard over stairs

### Staff Room

4.60m x 1.80m (15'1" x 5'11")

### Store Room

4.20m x 1.70m (13'9" x 5'6")

### WC

Close coupled lavatory, hand basin

### General Notes

Services: Mains electricity, water and drainage are connected  
Local Authority: Pembrokeshire County Council

### Rental

£8,400 per annum (exclusive of rates)

### Term

Term of years to be agreed

### Insurance

The Landlord will effect insurance against fire and the usual perils, and recover a proportion (4/28) of the annual premium from the tenant

### Repairs/Decoration

Tenant's responsibility upon full repairing basis

### Planning Permission

All enquiries to the Planning Department of Pembrokeshire County Council (01437 764551)

### Business Rates

Current rateable value (1 April 2023 to present)  
£4,250

### Service Charge

The service charge is 4/28 of expenditure, invoiced annually for the previous year

### Commercial Energy Performance Certificate

CEPC: B - 43

### Legal Costs

Each party to bare their own costs

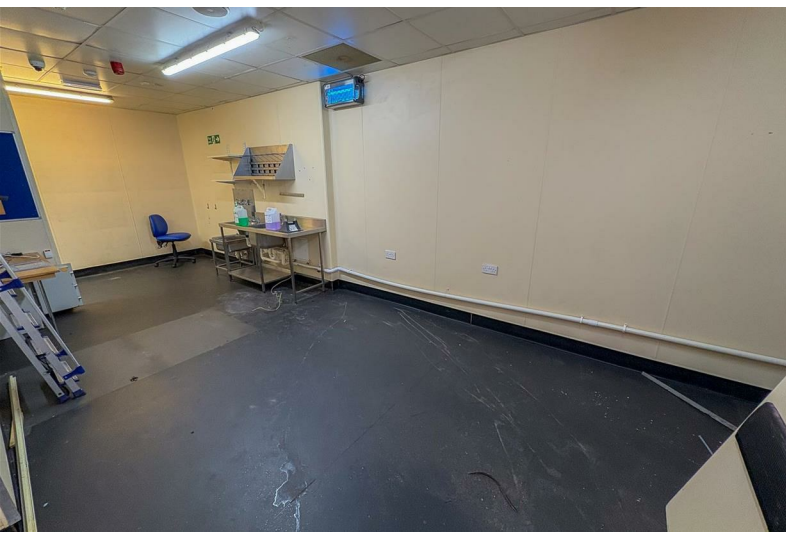
### Fittings, fixtures and appliances

None of these have been tested by the Agent

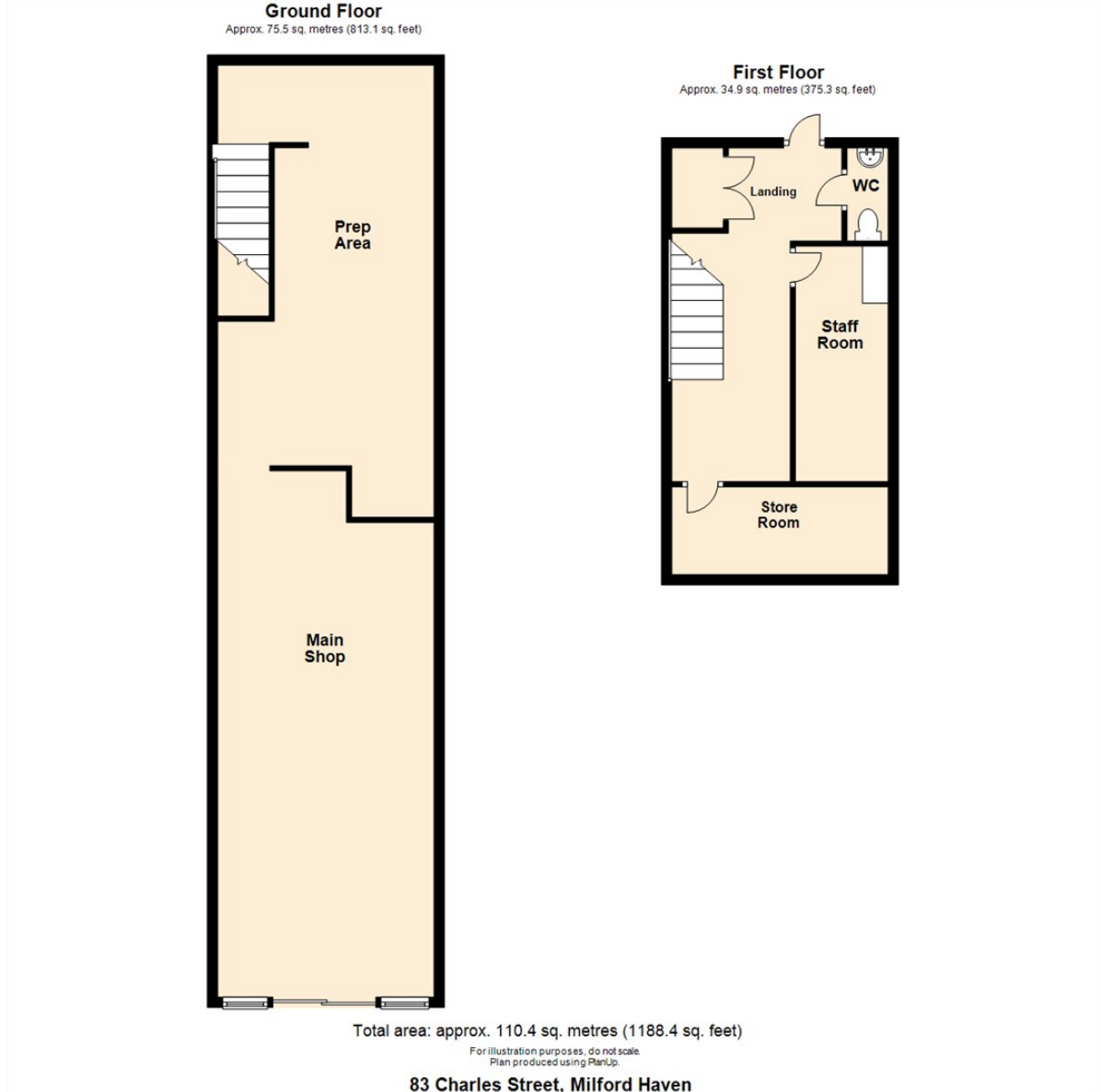
### Viewing

Strictly by appointment with R K Lucas & Son

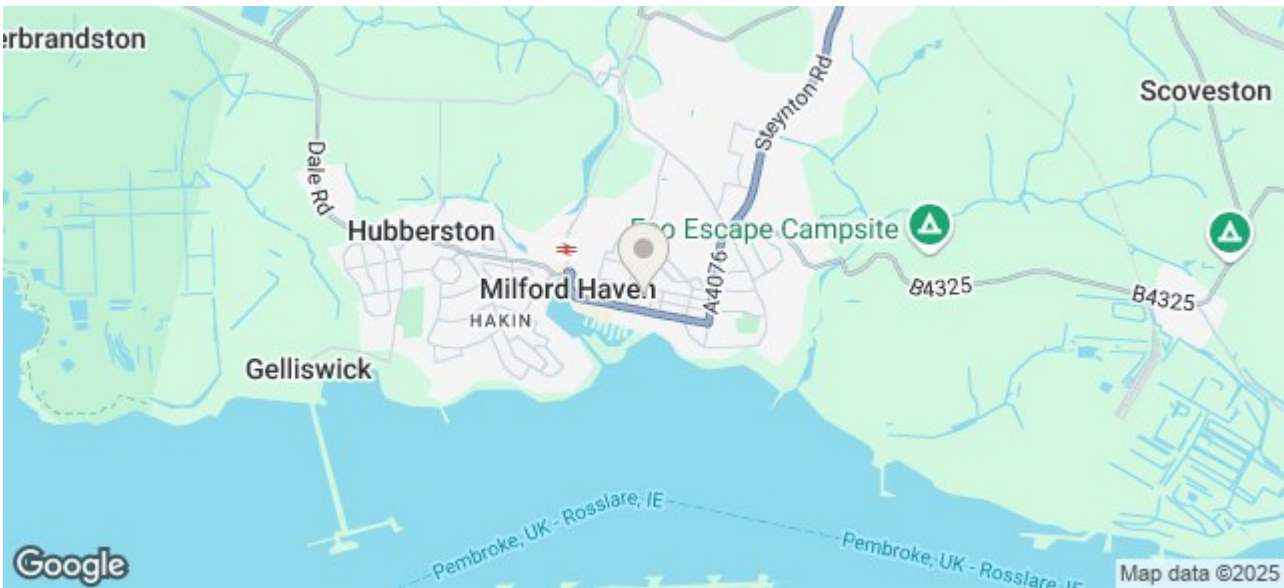
SUBJECT TO CONTRACT AND AVAILABILITY







The property can be found approximately half way along Charles Street on the right hand side, 7 doors up from our Milford Haven office.



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.