

31 Bridge Street, Haverfordwest



£13,500 Per Annum



A large prime retail unit prominently positioned on Bridge Street in the heart of Haverfordwest town centre.

The property provides a spacious and versatile ground floor retail area, with additional first floor accommodation including storage, office space and a staff kitchen.

The unit occupies a highly visible position within the town's main retail pitch, close to the recently regenerated Western Quayside development.

Lease terms to be agreed, with a long lease available.

AVAILABLE: July 2026



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

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Accommodation

The unit provides the following approximate net internal floor area: 198 sq.m. (2131 sq.ft.)

Accommodation

Ground Floor - 149.5 sqm (1609 sqft)

- Main retail area
- Changing area
- Store

Rear access and loading.

First Floor - 48.8 sqm (525 sqft)

- Store Room,
- Kitchen area
- Office
- WC

Tenure & Lease

The property is available to let by way of a new Fully Repairing and Insuring (FRI) lease.

For 5 year Lease, there will be a 3 month rent-free period at the start of the lease.

Rent

£13,500 per annum. VAT is applicable.

Business Rates

Future rateable value (from 1 April 2026) £14,250

C-EPC

Rating: D - 81

Certificate available on request.

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.

Legal Costs

Tenant is responsible for their own legal costs incurred.

Viewing

Strictly by prior appointment with R K Lucas & Son

Additional Information

Local Authority: Pembrokeshire County Council

Availability

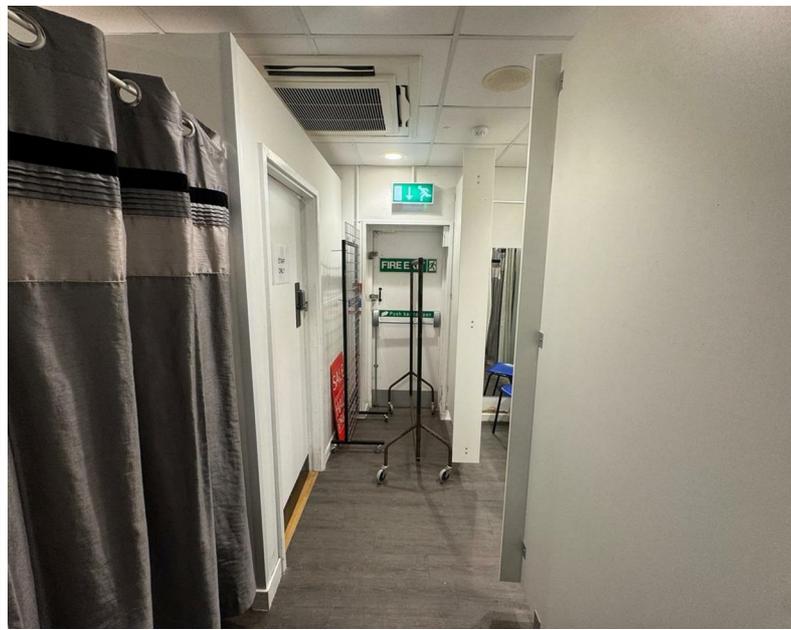
July 2026

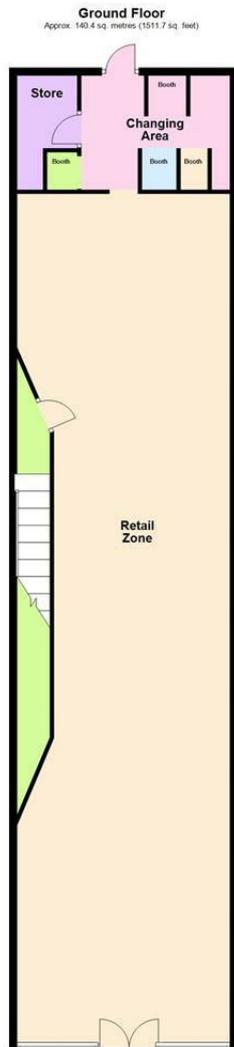
Location

The property occupies a prime retail position on Bridge Street, within the main shopping area of Haverfordwest town centre. The unit benefits from strong pedestrian footfall and close proximity to a mix of national and independent retailers, including The Sheep Shop, Trespass, Pearson Vue, Greggs, Card Factory and The Works. It is also located a short distance from the recently regenerated Western Quayside development, which has enhanced the town's retail offering.

Joint Agent

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Total area: approx. 192.6 sq. metres (2073.4 sq. feet)
 31 Bridge Street

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.