

2 Swan Square, Haverfordwest



£36,000 Per Annum



Restaurant with Owners Accommodation

An excellent opportunity to lease a substantial property in the heart of Haverfordwest. Occupying a prominent position on Swan Square, this versatile building offers a ground floor restaurant with bar, kitchen, and customer facilities, together with spacious ancillary storage.

The first floor provides generous residential accommodation with multiple bedrooms, bathroom, and additional storage, presenting scope for refurbishment or conversion (subject to planning).

Externally, there are two allocated parking spaces to the side.

This property represents an excellent opportunity for restaurateurs looking for a town centre setting.



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Ground Floor

Restaurant & Bar Area – Spacious dining area with bar servery, large windows to the front and side providing excellent natural light, and space for approximately 50 covers.

Commercial Kitchen – Well-proportioned kitchen with extraction, preparation space, and direct access to ancillary stores.

Customer WCs – Separate male and female cloakrooms.

Ancillary Areas – Storage rooms and staff access to rear.

First Floor

Owners Accommodation or Storage Space comprising:

Living Room.

Bedrooms – Four well-sized bedrooms.

Bathroom – Comprising bath with shower over, hand basin and WC.

Additional Rooms – Storage and dressing rooms offering further scope.

Externally

To the side of the property are two allocated parking spaces, a rarity in this central location.

Services

We understand the property is connected to mains water, electricity, gas and drainage. Interested parties should verify service connections and capacities directly with suppliers.

Lease

The property is available to let on the basis of a new Full Repairing and Insuring (FRI) lease, for a term of years to be agreed between the parties.

The tenant will be responsible for:

- All internal and external repairs and maintenance of the property throughout the term;
- Reimbursing the landlord for building insurance premiums;
- Payment of all utilities and outgoings, including business rates;
- A rent deposit (amount to be agreed) to be held by the landlord as security for the duration of the lease.

Business Rates

We understand from the Valuation Office Agency (VOA) website that the property has a Rateable Value of £24,250. Interested parties are advised to verify the current rates payable with Pembrokeshire County Council.

VAT

All figures quoted are exclusive of VAT. We understand that VAT is not applicable to this property.

Legal Costs

Each party will be responsible for their own legal costs associated with the preparation and completion of the lease.

Location

Haverfordwest is the county town of Pembrokeshire and an established retail, commercial, and administrative centre. The property is positioned on Swan Square, a busy town centre location close to the River Cleddau and within walking distance of High Street, Bridge Street, and the main retail core. Transport links are available via the A40 trunk road, while the beautiful Pembrokeshire coastline is only a short drive away.

Commercial EPC

Rating: C. Certificate available on request.

Viewing

Strictly by appointment with R K Lucas & Son.





Floor 0



Floor 1



Approximate total area¹⁾

298.3 m²

3210 ft²

Reduced headroom

17.1 m²

184 ft²

(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.

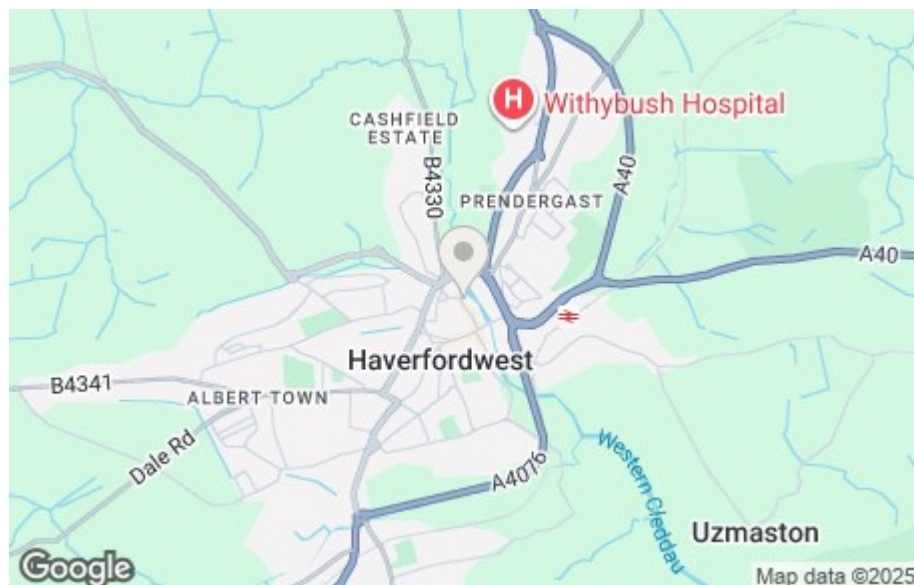
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Entering Haverfordwest on the A40 heading west: Take the first exit off Scotchwell roundabout to continue on the A40. At the next roundabout take the fourth exit, again remaining on the A40. At Bridgend roundabout take the first exit onto the A487. Turn left onto Swansquare. At the mini roundabout take the first exit and the property will be in front of you.

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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.