

42 High Street, Haverfordwest

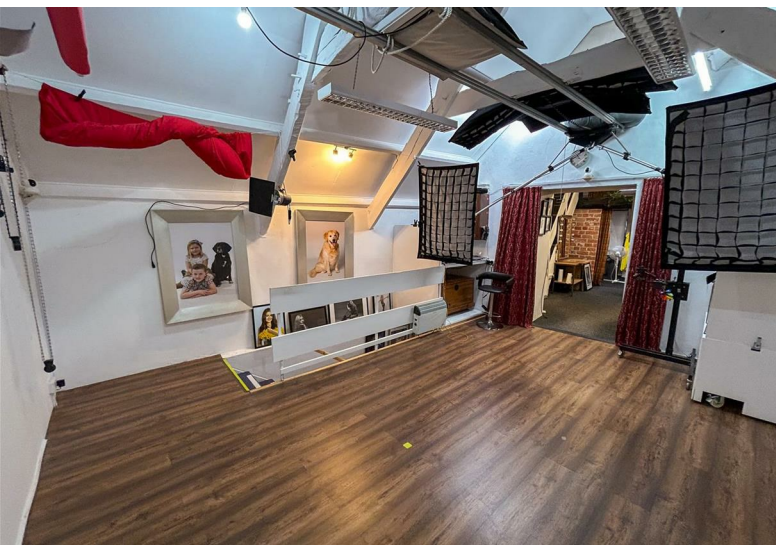


£9,000 Per Annum



TO LET - A retail/office 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 photography store and studio. The premises spans 3 storeys with a retail area on the ground floor along with first floor office space and second floor storage, kitchenette and WC.



RK & son
Lucas
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RICS





Ground Floor Retail

Measuring approximately 45.5 sq. m. (490 sq. ft.) with display window frontage to High Street

First Floor Offices

Measuring approximately 43.5 sq. m. (468 sq. ft.)

Second Floor Stores

Measuring approximately 28.3 sq. m. (304.5 sq. ft.) with kitchenette and WC

General Notes

Services

We are advised mains electricity, water and drainage are connected

Local Authority

Pembrokeshire County Council
County Hall
Freemans Way
Haverfordwest
SA61 1TP

Tel: 01437 764551

Lease

Term to be negotiated. £9,000 per annum on a fully insuring and repairing basis.

Rateable Value

Current rateable value (1 April 2023 to present) £8,500

Commercial EPC

TBC

Viewing

Strictly by appointment with R K Lucas & Son

DIRECTIONS: From our Haverfordwest office continue onto High Street and No. 42 can be found on the right hand side adjacent to a blue archway.



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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.