

44 Bridge Street, Haverfordwest



£20,000 Per Annum



TO LET - A large Grade II listed three story retail Unit located in the centre of the town of Haverfordwest fronting Bridge Street and located only a few yards from Swan Square.

The premises spans over three storeys with the main shop on the ground floor extending to 160.47 sq. m. (526.5 sq. ft.) , further retail space, storage and staff facilities on the first floor 147.77 sq. m. (1587 sp. ft.) and third floor office and storage space extending to 136.15 sq. m. (1465.5 sp. ft.)



**RK & son
Lucas**
PEMBROKESHIRE'S PROPERTY
PROFESSIONALS

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

www.rklucas.co.uk

01437 762538 01646 695713





Ground floor retail area 526'5" (160.47)

Open-plan space with display frontage to Bridge Street and lift access

Total net internal floor area is approximately 160.47 sq. m. (526.5 sq. ft.)

Storage 6'6" x 16'9" (2 x 5.12)

Located to the rear

FIRST FLOOR

First floor retail area 430'8" (131.28)

3 x windows to the front, 1 to the side

Changing room 8'9" x 7'5" (2.69 x 2.27)

First floor office 12'1" x 15'8" (3.70 x 4.80)

Window to the front, suitable for storage, staff facilities, or office use

First floor office / retail 26'10" x 15'9" (8.19 x 4.82)

Located to the rear, lift access, ideal for storage, retail or office space

Staff room 6'7" x 18'5" (2.03 x 5.63)

Located to the rear

SECOND FLOOR

Office / Staff facilities 33'10" x 25'3" (10.33 x 7.7)

3 x windows to the front, kitchen area

Office 18'9" x 15'10" (5.74 x 4.83)

Window to front

Inner balcony 8'4" x 10'3" (2.56 x 3.13)

Lift access

WC 5'9" x 5'5" (1.77 x 1.67)

WC with handbasin

WC 5'6" x 10'3" (1.69 x 3.13)

2 x WC with 2 x hand basin

THIRD FLOOR

Internal storage

Rent

£20,000 Per Annum

Rateable Value

Rateable value (from 1 April 2026) £21,750

Tenure

The property is available to let by way of a Full Repairing and Insuring (FRI) lease, on terms to be agreed.

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.

VAT

All figures are quoted exclusive of VAT, if applicable.

Legal costs

The incoming tenant will be responsible for the landlord's reasonable legal costs incurred in the preparation and completion of the lease.

Viewing

Strictly by prior appointment with R K Lucas & Son.





See even more photos on our website
www.rklucas.co.uk





Approximate total area⁽¹⁾
319.3 m²
3436 ft²
Reduced headroom
0.2 m²
2 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.

GIRAFFE360

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.