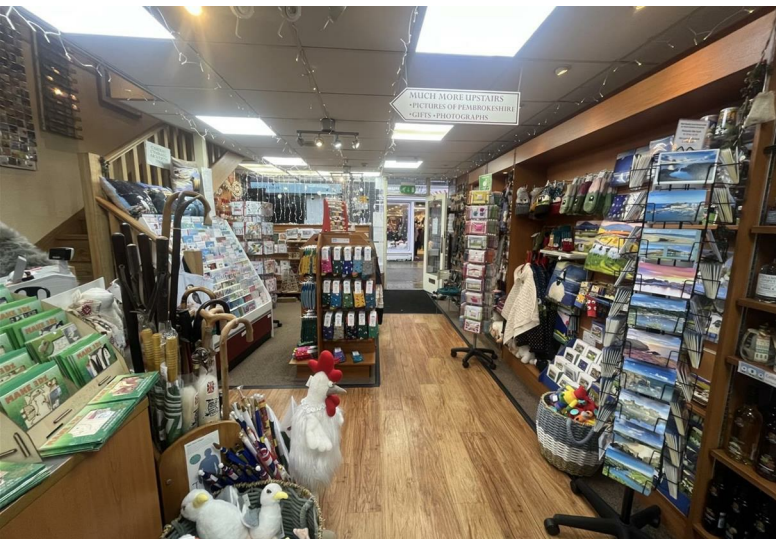


32 Bridge Street, Haverfordwest



Offers In The Region Of £120,000



A large two story retail Unit located prime in the centre of the town of Haverfordwest fronting Bridge Street and located only a few yards from Castle Square.

Currently trading as a well established gift shop with high footfall.

The premises comprises a large ground and first floor retail area, large ground floor stores, second floor stores and staff room.

Option to purchase successful business as a going concern - Ask for further details

Business trading as usual

RK & son
Lucas
PEMBROKESHIRE'S PROPERTY
PROFESSIONALS

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

www.rklucas.co.uk

01437 762538 01646 695713





Main Shop
14.56 x 4.51 (47'9" x 14'9")
With wide window display, stairs to first floor

Ground floor rear Store
2.94 x 7.64 (9'7" x 25'0")
Large storage space, fire exit

FIRST FLOOR

Display area 1
4.21 x 4.38 (13'9" x 14'4")
2 x windows to the front,

Display area 2
4.68 x 4.94 (15'4" x 16'2")
Window to the rear, stairs to second floor

Landing
1.18 x 2.19 (3'10" x 7'2")

WC
2.40 x 2.20 (7'10" x 7'2")
window to the rear, low flush toilet, hand basin

SECOND FLOOR

Landing
1.80 x 5.01 (5'10" x 16'5")

Storage room
4.41 x 5 (14'5" x 16'4")
2 x windows to the front

Office
3.16 x 2.16 (10'4" x 7'1")
Window to the rear

Staff room/ Kitchen
2.79 x 2.33 (9'1" x 7'7")
Window to the rear, matching base and wall units,
single drainer sink

Additional Information
We are advised mains electricity, water and drainage
are connected

Rateable Value £10,750

Business trading as usual

No dedicated Parking

Broadband: Ultrafast broadband available
Mobile coverage: Available from a range of
providers

For an indication of speeds and supply of coverage
we recommend visiting Ofcom checker.

Opportunity to purchase as going concern

Successful business opportunity. Currently trading as
a gift shop and gallery.

Accounts can be made available to interested
parties.

Planning
Class A1 use

Viewing
Strictly by appointment with R K Lucas & Son





From our Haverfordwest office turn right onto Bridge Street. No.32 is on the left hand side.

