

The Candle Stores, Quay Street, Haverfordwest



Offers In The Region Of £245,000



#### FREEHOLD INVESTMENT

This well-positioned commercial freehold property offers a solid and secure income stream, currently producing an annual rental income of £24,000.

The property boasts a prominent location in the heart of Haverfordwest, ensuring high visibility and footfall, making it an attractive option for tenants. The Grade II listed building is well-maintained and offers versatile accommodation, suitable for a variety of commercial uses, with the option for a residential flat on the second floor.

**RK & son**  
**Lucas**  
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**RICS**







#### Reception

4.10m x 7.19m (13'5" x 23'7")  
With ground floor level access

#### Office

3.29m x 2.30m (10'10" x 7'7")

#### Store

#### Surgery Room

#### Decon Room

#### WC

2.87m x 1.70m (9'5" x 5'7")

#### Hallway

With external door and stairwell to first floor

#### First Floor Hallway

#### Surgery Room

3.40m x 3.40m (11'2" x 11'2")

#### Surgery Room

3.29m x 3.80m (10'10" x 12'6")

#### Surgery Room

3.20m x 3.90m (10'6" x 12'10")

#### Store Room

2.90m x 3.90m (9'6" x 12'10")

#### Plant Room

#### Store

#### Second Floor Landing

4.49m x 1.70m (14'9" x 5'7")

#### Staff Room

With base units & single drainer sink

#### WC

#### Store

#### Residential Flat (currently used as storage)

#### Living Room

2.89m x 7.60m (9'6" x 24'11")  
Fitted carpet, 2 x windows to front

#### Kitchen

3.20m x 3.20m (10'6" x 10'6")  
Matching base and wall units with contrasting work surface, single drainer sink, vinyl flooring, tiled splash back, window to front

#### Hallway

#### Bedroom

2.90m x 4.80m (9'6" x 15'9")  
With access door from dental surgery, fitted carpet, window to rear

#### Bathroom

Panelled bath with electric shower over, pedestal hand basin, close coupled lavatory, vinyl flooring

#### Externally

To the rear of the property is three private parking spaces.

#### GENERAL NOTES

##### Lease Terms

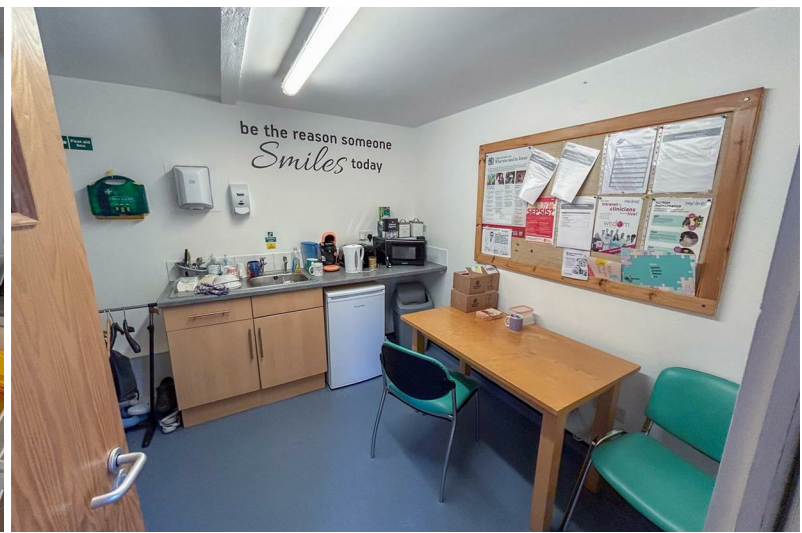
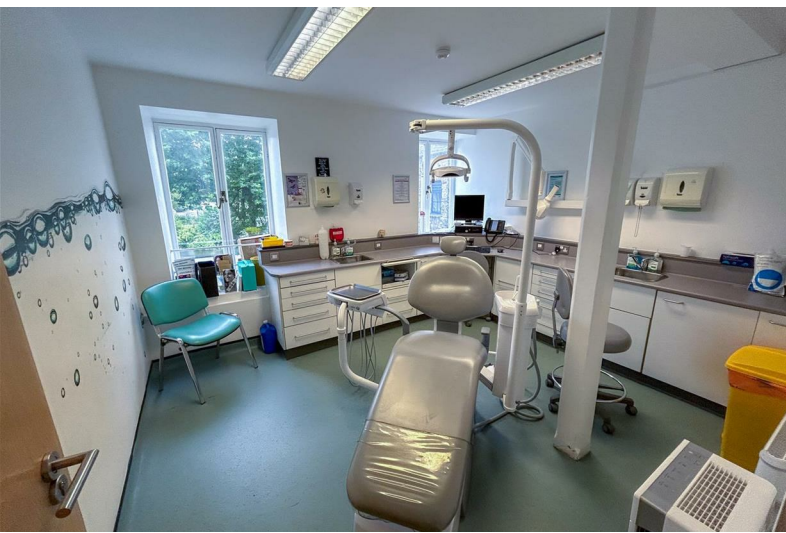
We understand that the Lease is for a term of 10 years commencing January 2023 at a current rental of £24,000 per annum and upon a tenant's full repairing and insuring basis. A copy of the Lease is available to bona fide purchasers upon request.

##### Business Rates

We understand from the Valuation Office website that the Rateable Value is £11,000 (April 2023 to present).

##### Commercial Energy Performance Certificate

67 C







From our Haverfordwest office take the first left along Quay Street and the Candle Stores can be found towards the far end on the left hand side opposite Vaughan's electrical stores. what3words///lock.owners.agree



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.