

Unit 2, 45a High Street, Haverfordwest



Per Annum £5,400 Per Annum



**PRIME RETAIL UNIT TO LET** - A prime retail premises located in the centre of the town with frontage to Hill Lane and located opposite the Castle Square.

This prime commercial site forms a central hub of Haverfordwest and has for many years been utilised as a well known charity shop. The premises occupies a single floor and comprises a main retail area, staff room, WC and storage area.



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







### **Main Shop - Approx. 577 sq. ft.**

Main retail area with wide frontage window  
Storage area

### **Staff Room**

2.90m x 2.39m (9'6" x 7'10")  
Base unit with single drainer sink

### **WC**

Close coupled lavatory, hand basin

### **Tenure**

Lease terms to be negotiated - £5,400 per annum on an internal insuring and repairing basis.

### **Business Rates**

We understand from the Valuation Office

Agency website that the current rateable value is £11,750 (1st April 2023 to present). The property will need to be reassessed following recent configuration changes.

### **Commercial Energy Performance Certificate**

CEPC: C - 55

### **General Notes**

Services: Mains electricity, water and drainage are connected  
Local Authority: Pembrokeshire County Council

### **Viewing**

By appointment with R K Lucas & Son.

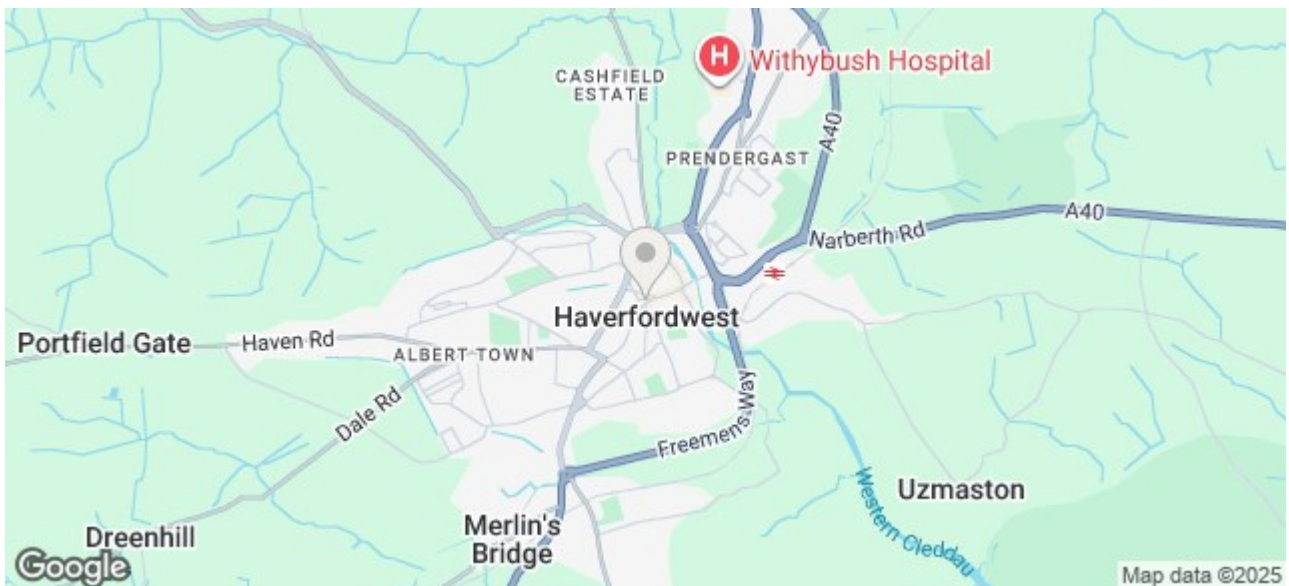


**Upper Ground Floor**  
Approx. 64.4 sq. metres (693.7 sq. feet)



Total area: approx. 64.4 sq. metres (693.7 sq. feet)  
**Unit 2, 45a High Street, Haverfordwest**

From our Haverfordwest office continue onto High Street. Turn left onto Hill Lane and Unit 2 is the first property on the left hand side.



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.