R.K. LUCAS & SON
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Pembrokeshire's Property Professionals

The Tithe Exchange
9 Victoria Place
Haverfordwest
SA61 2JX

01437 762538

Alexandra House
69 Charles Street
Milford Haven
SA73 2HA

01646 695713

www.rklucas.co.uk info@rklucas.co.uk

Chartered Surveyors | Valuers | Auctioneers | Estate Agents | Energy Assessors

**Asking Price £85,000**

## Hanover House, 10 Quay Street

Haverfordwest SA61 1BG

Located in the centre of Haverfordwest just 100 metres or so from Castle Square - the centre of the town, and directly fronting a busy secondary trading area with an ever increasing footfall. Quay Street is in the historic centre of the County town where recent redevelopments are ensuring increased pedestrian footfall once again.

- Shop & maisonette
- Gas central heating
- Investment opportunity
- Central location
- Plans available

Zoopla.co.uk RICS
NHER Accreditation Scheme Registered Member
rightmove.co.uk The UK's number one property website

This end of terrace three storey property has just been re-registered for commercial purposes although until very recently it comprised a ground floor busy shop with residential accommodation above. The three floors of the property are currently linked internally but Planning Consent has recently been applied for to provide a separate entrance to the side of the property with separate staircase leading to the first floor accommodation. Thus potential purchasers have the opportunity to utilise the shop and live in the upstairs accommodation or alternatively to develop the shop into a lock-up premises with separate living accommodation above.

For many years the ground floor premises was utilised as a thriving shoe repair business, however, following retirement of the proprietors the whole property is now available for sale.

Plans are attached illustrating the location of the property and the potential redesigning which would be the responsibility of the purchaser - but only if required.

The building is heated by a gas fired central heating system and offers accommodation comprising:-

**GROUND FLOOR**

**Main shop premises 31'5" x 12'9" (9.6m x 3.9m)**
with split level floor, radiator, window frontage to Quay Street.

**Kitchenette**
with central heating boiler and access to a small totally enclosed rear courtyard.

**FIRST FLOOR**

**Kitchen 11'9" x 10'9" (3.6m x 3.3m)**
Single drainer stainless sink unit, modern base units with laminate work surfaces and matching wall cupboards.

**Shower room 6'0" x 4'5" (1.85m x 1.37m)**
Shower cubicle, hand basin, low flush wc., radiator.

**Inner Hall**

**Sitting room (front) 16'4" x 12'5" (5m x 3.8m)**
Secondary glazed windows, decorative fireplace.

From the Inner Hall a staircase rises to the ...

**SECOND FLOOR**

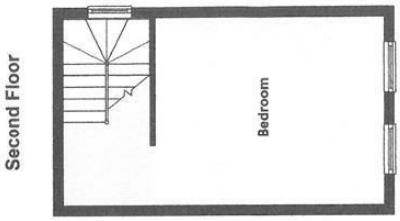
**Bedroom 16'8" x 12'5" (5.1m x 3.8m)**
Secondary glazing, radiator, attractive fireplace, loft access.

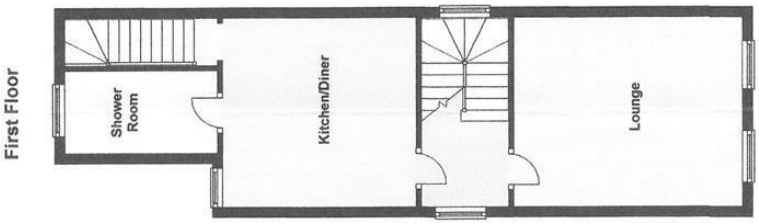
**GENERAL NOTES**
Tenure: The property is freehold.

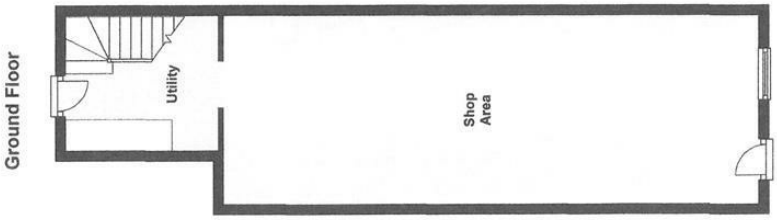
Services: All main services connected.

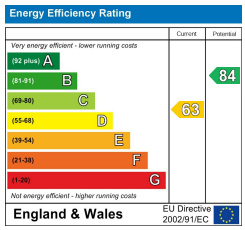
Local Authority: Pembrokeshire County Council, County Hall, Freemens Way, Haverfordwest, SA61 2TP.

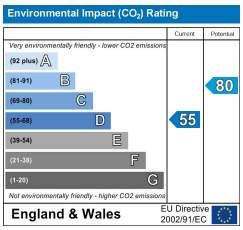
Rateable Value and Council Tax Band: To be re-confirmed subject to use required.



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