

**1-3 Victoria Place, Haverfordwest SA61 2JX**



**£20,000 Per Annum**

- Substantial retails premises
- Town centre location
- 5 floors of useable space
- Prominent retails position
- Suitable for a variety of commercial uses



PRIME RETAIL UNIT TO LET - £20,000 negotiable. A substantial retail premises located in the centre of the town with return frontage to Victoria Place and Quay Street, and located directly opposite the Castle Square.

This prime commercial site forms a central hub of Haverfordwest and has for many years been utilised as a Ladies/Gents outfitters but was once the home of Boots the Chemist in earlier days.

**Pembrokeshire's Property Professionals**

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### **GROUND FLOOR - RETAIL TRADING AREA**

113 sq.m (1120 sq.ft) The main entrance door opens to a large retail shop area sub-divided into 2 main units with fitting rooms at the rear.

A staircase descends to the Basement – further retail area and storage.

A staircase leads to the ...

### **FIRST FLOOR - RETAIL TRADING AREA**

93 sq.m (1001 sq.ft) Sub-divided into 2 main areas. Wc. facilities.

### **Basement - Trading Area**

45 sq.m (484.37 sq.ft) Wc. facilities.

Leading upwards to the ...

### **SECOND FLOOR**

The staircase landing leads to ...

#### **Office & Stores**

88.3 sq.m (950.45 sq.ft)

#### **Office 1**

4.3m x 2.3m (14'1" x 7'6")

#### **Staff Room**

3.7m x 3.1m (12'1" x 10'2")

#### **Office 2**

4.4m x 3.5m (14'5" x 11'5")

#### **Office 3**

4.3m x 4.2m (14'1" x 13'9")  
Plus extensive storage area.

The staircase continues to the ...

### **THIRD FLOOR**

Unused attic space.

### **REAR**

Prime trading area current use retail but potential office use.

### **GENERAL NOTES**

Rateable Value: 1 April 2017 £25,750

Tenure: Leasehold - terms to be negotiated.

Services: Mains water, electricity and drainage connected, partial Economy 7 electric heating.

EPC: G (200)

### **VIEWING**

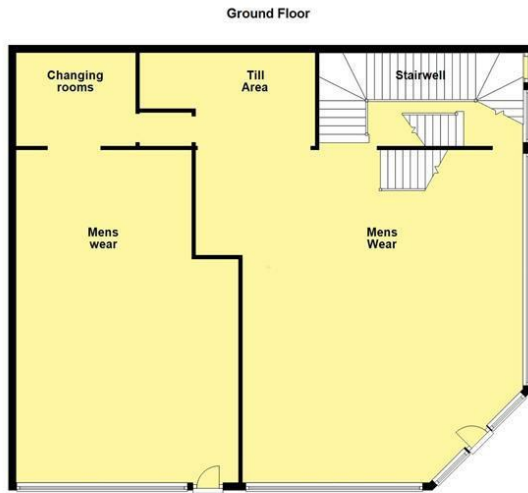
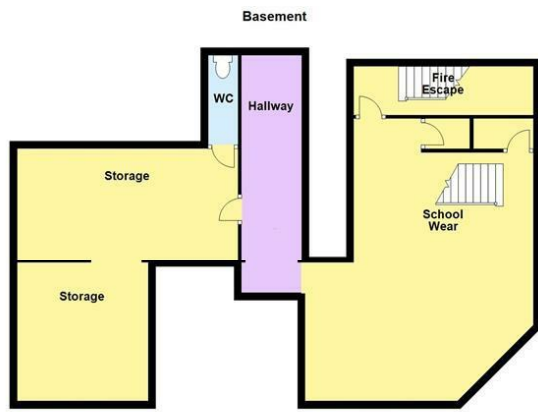
By appointment with R K Lucas & Son

### **Repairs**

Landlord would do external repairs. Tenant deals with the interior and the insurance of the windows.

### **Insurance**

Landlord would insure the building.



Total area: approx. 527.9 sq. metres (5682.3 sq. feet)  
For illustration purposes, do not scale.  
 Plan produced using PlanlUp.

The property can be found 3 doors up from our Haverfordwest Office.



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



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