

43-45 Old Bridge, Haverfordwest SA61 2EZ



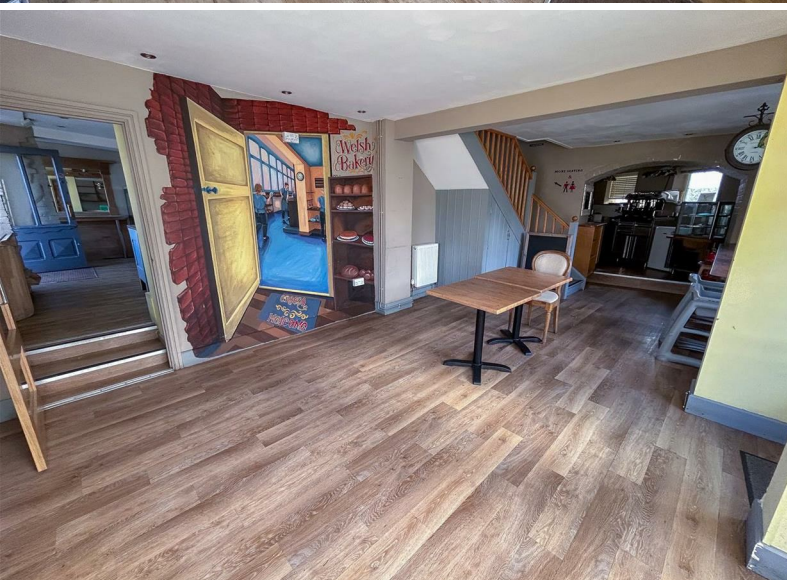
Offers In The Region Of £190,000



PRIME RETAIL UNIT - A substantial retail premises located in the centre of the town with frontage to both Old Bridge and Swan Square.

This prime commercial site forms part of the central hub of Haverfordwest and has for many years been utilised as a bakery and cafe with first floor seating and offices above.

The property is currently used as a single unit but could easily be split back into two properties if required.



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Ground Floor

Main Shop 20'4" x 18'4" (6.20m x 5.60m)

Cafe 20'4" x 13'1" (6.20m x 4.00m)

Prep Area

Kitchen 31'2" x 10'2" (9.50m x 3.10m)

First Floor

Landing 10'6" x 10'2" (3.20m x 3.10m)

Staff Room 9'6" x 14'1" (2.90m x 4.30m)

WC 10'6" x 7'10" (3.20m x 2.40m)

Seating Area 20'4" x 13'1" (6.20m x 4.00m)

Second Floor

Office 20'4" x 18'4" (6.20m x 5.60m)

Store Room 7'10" x 13'1" (2.40m x 4.00m)

Male & Female WC facilities

General Notes

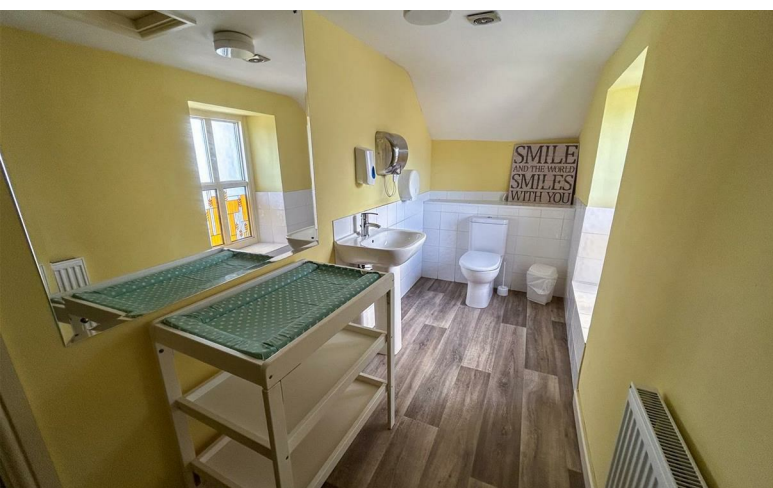
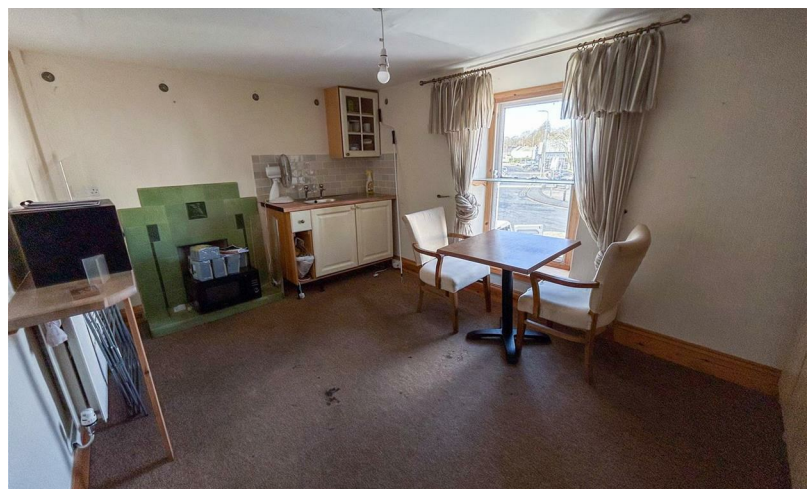
Services: All mains services connected
Tenure: Freehold with vacant

possession
Local Authority: Pembrokeshire County Council
Rateable Value (1st April 2023 to present): £8,000

Commercial Energy Performance Certificate
Rating: 47 B

A copy of the Commercial EPC is available on request.



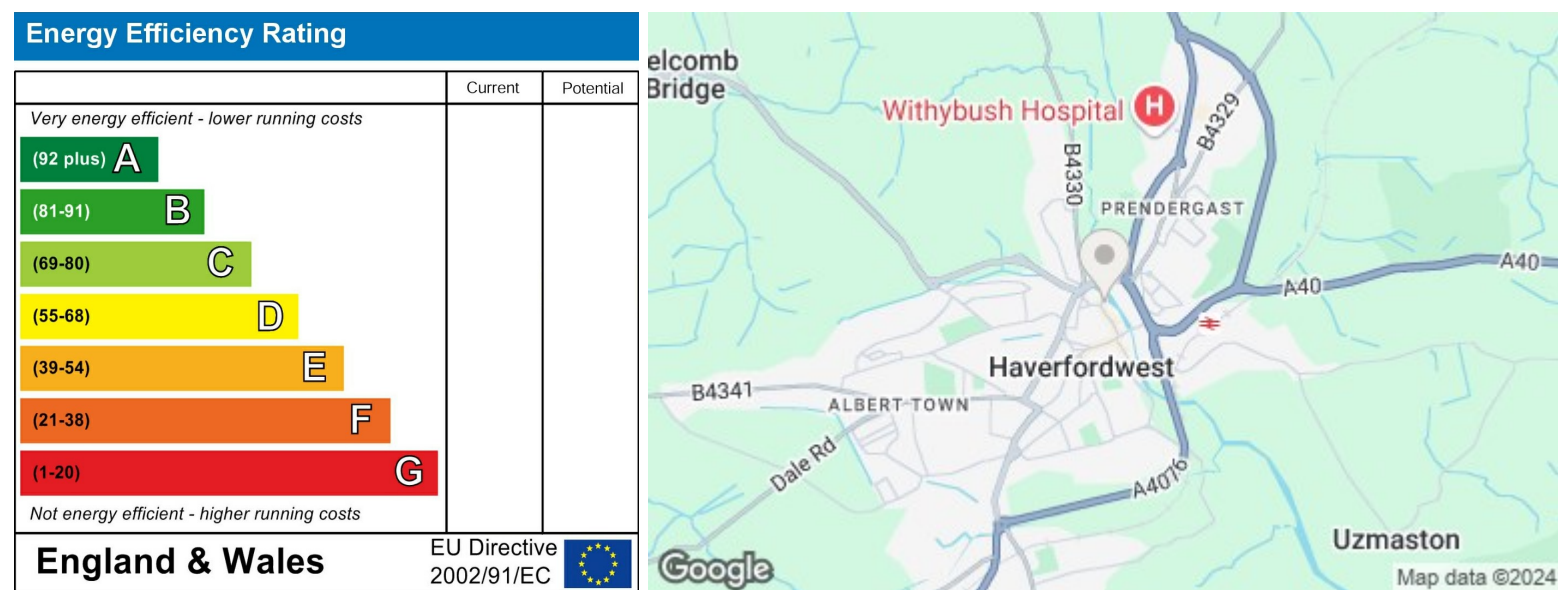


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The property can be found on Swan Square between Coffee #1 and Todaro's Hair & Beauty Salon.



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.