



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.



**R & son
Kucasia**
PEMBROKESHIRE'S PROPERTY
PROFESSIONALS

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

www.rklucas.co.uk

01437 762538 01646 695713



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

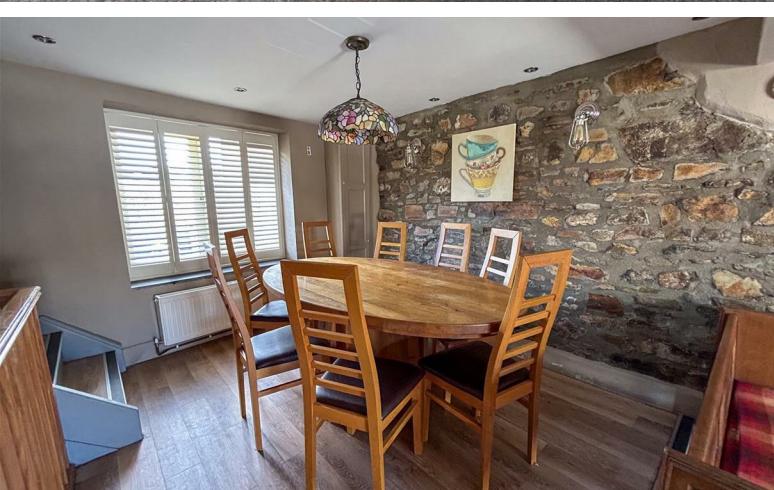
Local Authority: Pembrokeshire County Council
Rateable Value (1st April 2023 to present): £8,000

Commercial Energy Performance Certificate

Rating: 47 B

A copy of the Commercial EPC is available on request.





See even more photos on our website
www.rklucas.co.uk





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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

