

Former Character Kitchens & Bathrooms,
Magdelene Street, Haverfordwest



£28,000 Per Annum



SUBSTANTIAL COMMERCIAL PREMISES

An exceptional opportunity to lease a substantial and flexible commercial unit situated in a commanding location at Merlin's Bridge roundabout on the outskirts of Haverfordwest. This unit offers excellent visibility and access, making it ideal for a wide range of commercial uses including retail, showroom, workshop, or office-based operations (subject to necessary consents).

The property offers extensive ground-floor accommodation comprising multiple showroom areas, office suites, kitchen, and toilet facilities. There is a mezzanine level offering further storage or potential workspace, and a service pit remains in place from previous use as a vehicle workshop.

Accessed via a no-through road, the unit enjoys ample off-road parking at the front and an enclosed area to the rear.

A new roller shutter door is to be installed by the landlord to replace the ageing timber door currently in place.



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01437 762538 01646 695713





Main Unit

Measuring approx. 531.3 sq. m. (5,716.9 sq. ft.) offering versatile accommodation suited to offices, showrooms, workshops or storage with roller shutter door & vehicle service pit

Kitchen

4.30m x 3.10m (14'1" x 10'2")
Base units, single drainer sink

Office

4.30m x 2.00m (14'1" x 6'7")

WC Facilities

First Floor Office

4.30m x 12.00m (14'1" x 39'4")

Mezzanine

9.20m x 11.90m (30'2" x 39'1")

Rental

£32,000 per annum (exclusive of rates)

Term

Flexible lease terms available by negotiation

Insurance

Tenant's responsibility upon full repairing and insuring basis

Repairs/Decoration

Tenant's responsibility upon full repairing and insuring basis.

Planning Permission

All enquiries to the Planning Department of Pembrokeshire Council (01437 764551)

Business Rates

We understand from the Valuation Office website that the Rateable Value is £12,000

(April 2023 to present). Prospective Lessees should verify this information with the Local Authority Revenue Department.

Legal Costs

Each party to bare their own costs

Services

We are advised that mains electricity, water and drainage are connected to the property. Prospective lessees should clarify this information with the service providers

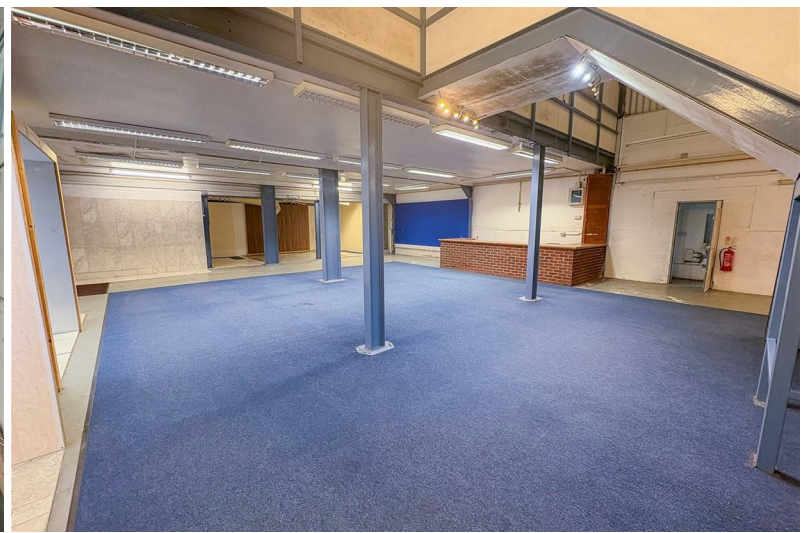
Fixtures, Fittings & Appliances

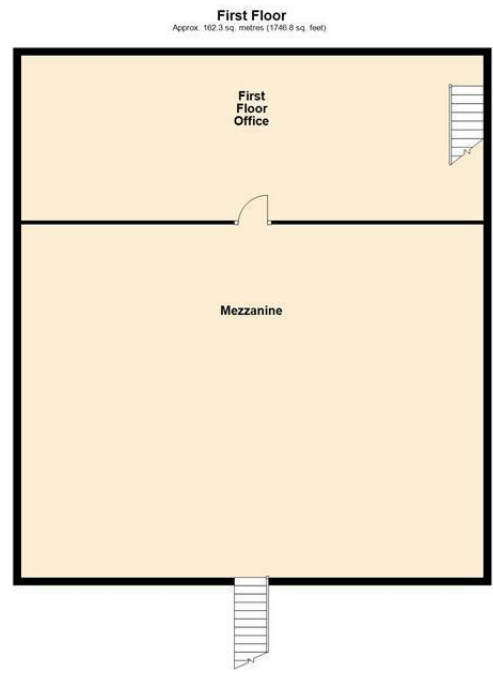
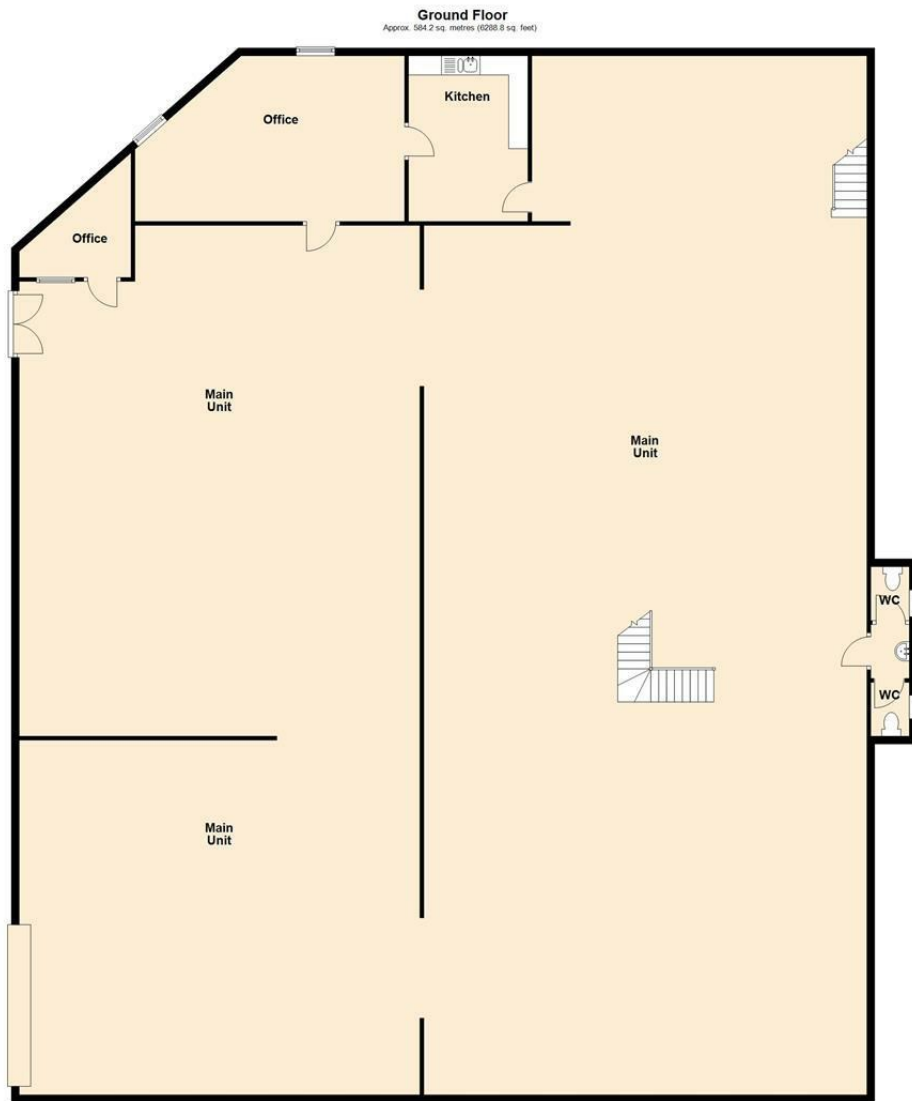
None of these have been tested by the Agents

Viewing

Strictly by appointment with R K Lucas & Son

SUBJECT TO CONTRACT AND AVAILABILITY





Total area: approx. 746.5 sq. metres (8035.5 sq. feet)
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From Merlins Bridge roundabout take the exit onto Pembroke Road. Turn right into Magdalene Street and then right again onto a private access road. The property can be found on the right hand side.

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	



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.