

18a Cross Square, St. Davids



£30,000 Per Annum

- Modern retail/shop/office premises
- Prime central location
- High footfall area
- Immediate availability
- Versatile unit



An opportunity to take the lease of this highly sought-after retail unit ideally situated in the heart of St Davids, a vibrant and bustling location known for its picturesque Cathedral and thriving businesses. This retail space offers an unmissable opportunity for entrepreneurs and businesses looking to establish a prominent presence in a prime location.

This versatile unit is positioned in a high footfall area that attracts tourists, locals, and visitors year-round, creating a steady flow of potential customers and ensuring an ideal retail environment.

Pembrokeshire's Property Professionals



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Porch

0.30m.18.59m x 0.30m.0.91m (1.61 x 1.3)

Glazed entrance porch.

Main retail area

7.21 x 5.48 (max) (23'7" x 17'11" (max))

Window to side, large bay window to front (frontage onto Cross Square), three radiators, , modern carpet, steps to

Inner office

2.56m x 2.48m (8'4" x 8'1")

Open plan, currently used as a seating area. Door to Kitchen a Store room.

Kitchen

1.47m x 2.64m (4'10" x 8'8")

Window to side, radiator, fitted worktop, base unit with sink and drainer.

Store Room

1.7m x 2.60m (5'6" x 8'6")

Radiator, storage area, door to

WC

2.61m x .87m (8'6" x .285'5")

with WC and wash hand basin.

Additional information

Availability: Immediate availability

Council: Pembrokeshire County Council

Business Rates

We understand from the Valuations Office website that the rateable value is £16,250

Viewing

Viewing: By appointment with R K Lucas & Son

Services

Services: Mains gas, electricity, water and drainage

Internet: Full Fibre broadband

Tenure

Lease terms to be negotiated - £30,000 per annum on an internal insuring and repairing basis.

By negotiation

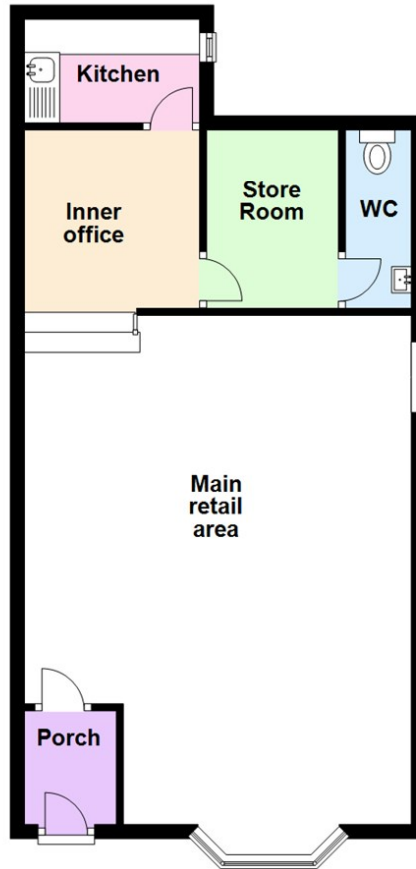
The office furniture may be available by negotiation.

An additional 2 bedroom apartment may be available by negotiation. This space could be utilised as additional retail/storage areas (subject to planning).



Ground Floor

Approx. 58.0 sq. metres (624.3 sq. feet)



Total area: approx. 58.0 sq. metres (624.3 sq. feet)

For illustration purposes, do not scale.
Plan produced using PlanUp.

18a Cross Square, St Davids

From Haverfordwest travel to St Davids on the A487. Upon reaching St Davids proceed into the centre and onto Cross Square. No 18a can be found as the last property on your left.



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