

45a High Street, Haverfordwest



£12,000 Per Annum



**PRIME RETAIL UNIT TO LET** - A substantial retail premises located in the centre of the town with return frontage to High Street and Hill Lane, and located opposite the Castle Square.

This prime commercial site forms a central hub of Haverfordwest and has for many years been utilised as a well known charity shop. The premises spans 3 storeys with retail areas on both the ground and first floor along with office space and storage on the first and second floors.



**RK & son  
Lucas**  
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**Ground Floor - Approx.  
960 sq. ft.**

Main retail area with wide frontage window  
Store room

**First Floor - Approx.  
1,625 sq. ft.**

First floor retail area  
3 x internal store rooms  
2 x spacious offices  
Kitchenette  
WC facilities

**Second Floor - Approx.  
1,119 sq. ft.**

Managers office  
3 x large store rooms

**Tenure**

Lease terms to be negotiated - £12,000 per annum on an internal insuring and repairing basis.

**Business Rates**

We understand from the Valuation Office Agency website that the current rateable value is £11,750 (1st April 2023 to present).

**Commercial Energy Performance Certificate**

CEPC: C - 55

**General Notes**

Services: Mains electricity, water and drainage are connected  
Local Authority: Pembrokeshire County Council

**Viewing**

By appointment with R K Lucas & Son.





From our Haverfordwest office continue onto High Street. 45a is the last property on the left hand side before the turning onto Hill Lane, identifiable by our 'For Let' board.



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.