

2 Swan Square, Haverfordwest



Offers In The Region Of £295,000



Freehold Restaurant with Owners Accommodation

A rare opportunity to acquire a substantial freehold property in the heart of Haverfordwest. Occupying a prominent position on Swan Square, this versatile building offers a ground floor restaurant with bar, kitchen, and customer facilities, together with spacious ancillary storage.

The first floor provides generous residential accommodation with multiple bedrooms, bathroom, and additional storage, presenting scope for refurbishment or conversion (subject to planning).

Externally, there are two allocated parking spaces to the side.

This property represents an excellent investment for restaurateurs, developers, or those seeking mixed-use premises in a town centre setting.



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01437 762538 01646 695713





### Ground Floor

**Restaurant & Bar Area** – Spacious dining area with bar servery, large windows to the front and side providing excellent natural light, and space for approximately 50 covers.  
**Commercial Kitchen** – Well-proportioned kitchen with extraction, preparation space, and direct access to ancillary stores.  
**Customer WCs** – Separate male and female cloakrooms.  
**Ancillary Areas** – Storage rooms and staff access to rear.

### First Floor

**Owners Accommodation or Storage Space** comprising:  
**Living Room.**  
**Bedrooms** – Four well-sized bedrooms.  
**Bathroom** – Comprising bath with shower

over, hand basin and WC.  
**Additional Rooms** – Storage and dressing rooms offering further scope.

### Externally

To the side of the property are two allocated parking spaces, a rarity in this central location.

### Services

We understand the property is connected to mains water, electricity, gas and drainage. Interested parties should verify service connections and capacities directly with suppliers.

### Tenure

Freehold with vacant possession on completion.

### Location

Haverfordwest is the county town of Pembrokeshire and an established retail, commercial, and administrative centre. The property is positioned on Swan Square, a busy town centre location close to the River Cleddau and within walking distance of High Street, Bridge Street, and the main retail core. Transport links are available via the A40 trunk road, while the beautiful Pembrokeshire coastline is only a short drive away.

### Commercial EPC

Rating: C. Certificate available on request.

### Viewing

Strictly by appointment with R K Lucas & Son.





Approximate total area<sup>1)</sup>  
 298.3 m<sup>2</sup>  
 3210 ft<sup>2</sup>

Reduced headroom  
 17.1 m<sup>2</sup>  
 184 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft

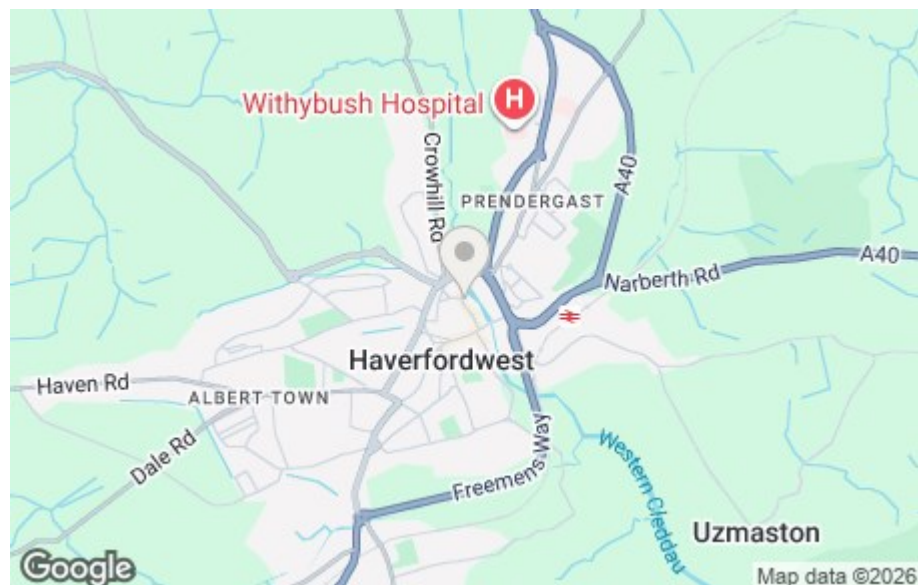
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Entering Haverfordwest on the A40 heading west: Take the first exit off Scotchwell roundabout to continue on the A40. At the next roundabout take the fourth exit, again remaining on the A40. At Bridgend roundabout take the first exit onto the A487. Turn left onto Swansquare. At the mini roundabout take the first exit and the property will be in front of you.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.