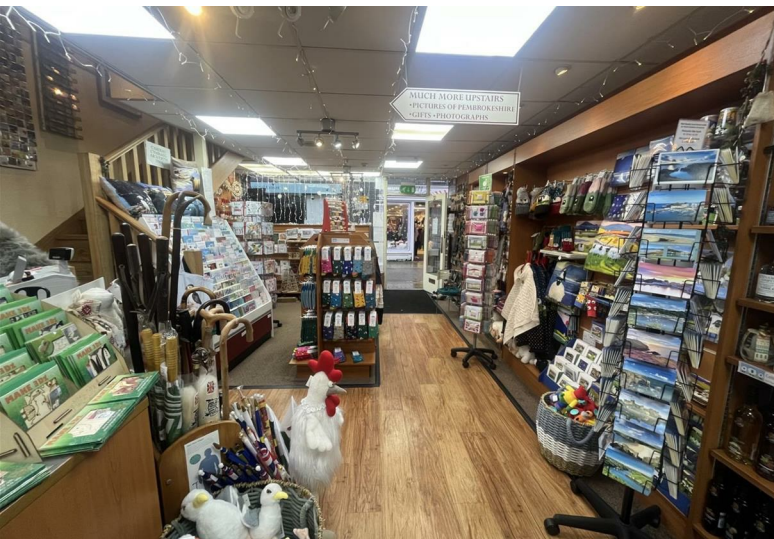


32 Bridge Street, Haverfordwest



Offers In The Region Of £120,000



A large two story retail Unit located prime in the centre of the town of Haverfordwest fronting Bridge Street and located only a few yards from Castle Square.

Currently trading as a well established gift shop with high footfall.

The premises comprises a large ground and first floor retail area, large ground floor stores, second floor stores and staff room.

Option to purchase successful business as a going concern - Ask for further details

Business trading as usual



**RK & son**  
**Lucas**  
PEMBROKESHIRE'S PROPERTY  
PROFESSIONALS

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

[www.rklucas.co.uk](http://www.rklucas.co.uk)

01437 762538 01646 695713





**Main Shop**  
14.56 x 4.51 (47'9" x 14'9")  
With wide window display, stairs to first floor

**Ground floor rear Store**  
2.94 x 7.64 (9'7" x 25'0")  
Large storage space, fire exit

**FIRST FLOOR**

**Display area 1**  
4.21 x 4.38 (13'9" x 14'4")  
2 x windows to the front,

**Display area 2**  
4.68 x 4.94 (15'4" x 16'2")  
Window to the rear, stairs to second floor

**Landing**  
1.18 x 2.19 (3'10" x 7'2")

**WC**  
2.40 x 2.20 (7'10" x 7'2")  
window to the rear, low flush toilet, hand basin

**SECOND FLOOR**

**Landing**  
1.80 x 5.01 (5'10" x 16'5")

**Storage room**  
4.41 x 5 (14'5" x 16'4")  
2 x windows to the front

**Office**  
3.16 x 2.16 (10'4" x 7'1")  
Window to the rear

**Staff room/ Kitchen**  
2.79 x 2.33 (9'1" x 7'7")  
Window to the rear, matching base and wall units, single drainer sink

**Additional Information**  
We are advised mains electricity, water and drainage are connected

Rateable Value £10,750

Business trading as usual

No dedicated Parking

Broadband: Ultrafast broadband available  
Mobile coverage: Available from a range of providers

For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.

**Opportunity to purchase as going concern**

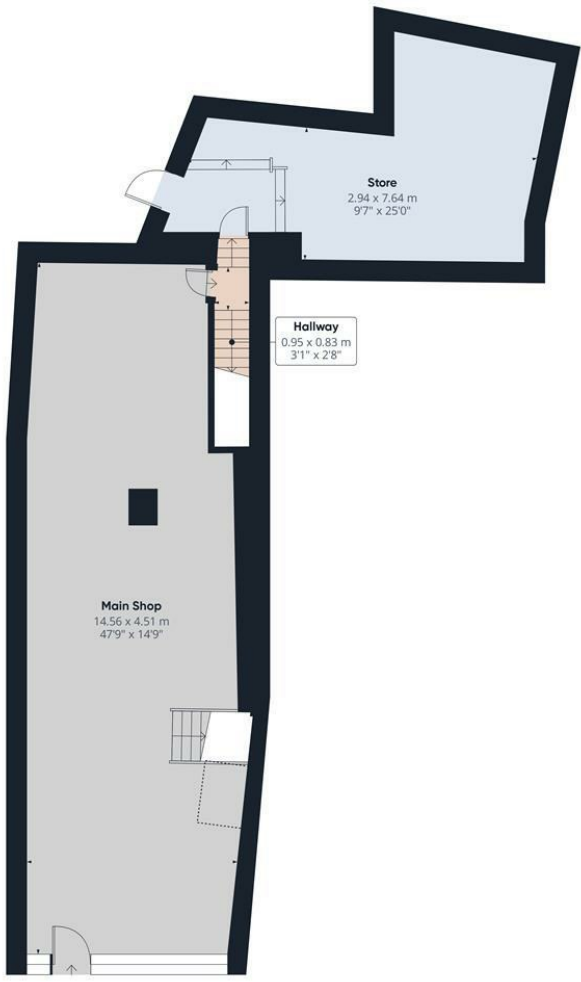
Successful business opportunity. Currently trading as a gift shop and gallery.

Accounts can be made available to interested parties.

**Planning**  
Class A1 use

**Viewing**  
Strictly by appointment with R K Lucas & Son





Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
 181.8 m<sup>2</sup>  
 1958 ft<sup>2</sup>  
 Reduced headroom  
 1.2 m<sup>2</sup>  
 13 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

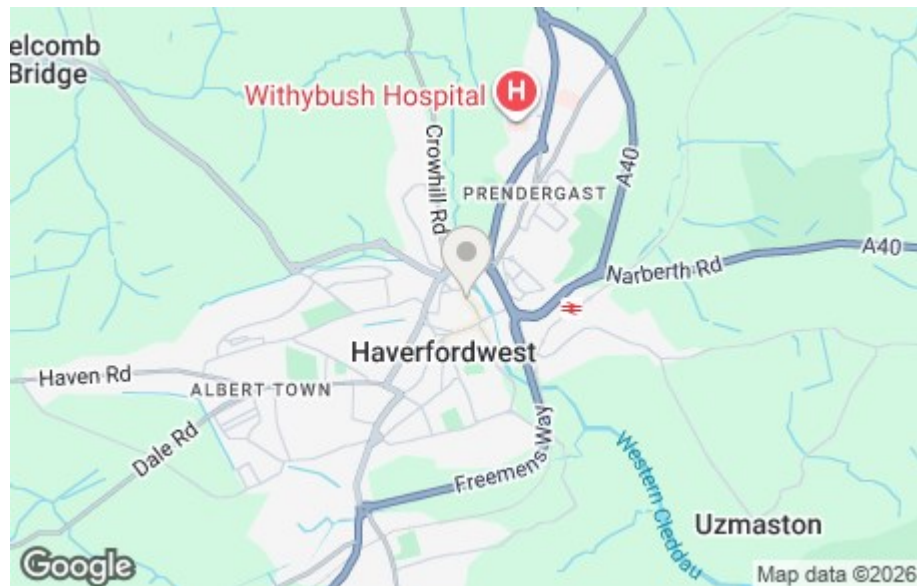
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

From our Haverfordwest office turn right onto Bridge Street. No.32 is on the left hand side.

### 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.