



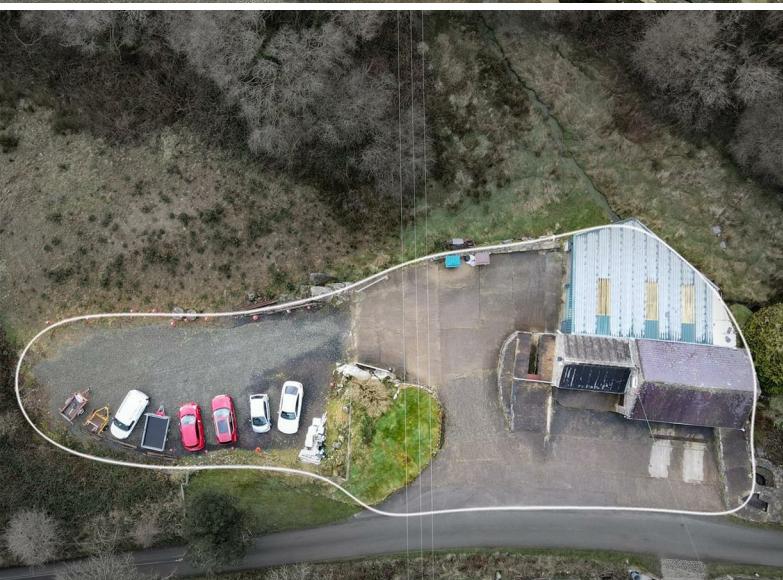
£13,000 Per Annum



R K Lucas & Son are delighted to offer the opportunity to lease this commercial premises known as The Mill on the edge of the bustling village community of Maenclochog set in the heart of North Pembrokeshire. The village is approximately 10 miles or so north of Narberth and 12 miles from both the towns of Haverfordwest and Fishguard. As its name suggests, the property comprises a former 3 storey mill, measuring approximately 151 sq. m. (1,625 sq. ft.), with an additional light industrial unit extension to the rear, measuring approximately 108 sq. m. (1,166 sq. ft.).

The property is suitable for a variety of business/commercial uses and has the potential to be reconfigured to suit. It was most recently the offices and stores for a local electrical contractor.

Additional yard space available by negotiation. The property can be subdivided if necessary.



R & son
Kucass
PEMBROKESHIRE'S PROPERTY
PROFESSIONALS

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

www.rklucas.co.uk

01437 762538 01646 695713

 **RICS**®


naea propertymark
PROTECTED



Front Office 9'10" x 10'6" (3.00m x 3.20m)

Store 9'10" x 5'3" (3.00m x 1.60m)

Showroom 16'1" x 25'11" (4.90m x 7.90m)

Store 25'11" x 16'4" (7.90m x 5.00m)
with W.C facilities

Store 9'10" x 16'1" (3.00m x 4.90m)

Light Industrial Unit 42'3" x 27'6" (12.90m x 8.40m)
2 x roller shutter doors, entrance door

Office 16'1" x 15'5" (4.90m x 4.70m)
with kitchenette

Office 16'1" x 10'2" (4.90m x 3.10m)

Outside

To the front of the property a concrete forecourt provides plentiful off-road parking. To the side is sloping concrete access to the light industrial unit at the rear. Immediately adjacent to the property is a gated pit, ideal for vehicle maintenance.

Yard

Additional yard space of up to 370 sq. m. (approximately 0.1 acres) is available by negotiation.

Services

Mains electricity, water and drainage are connected

Single phase electric

Term

Term of years and rent review dates to be agreed

Insurance

The Landlord will effect insurance against fire and the usual perils, and recover the annual premium from the tenant. The tenant will be responsible for their own contents insurance.

Repairs/Decoration

Tenant's responsibility upon full repairing basis.

Planning Permission

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

Business Rates

We understand from the GOV.UK website that the Rateable Value is £3,000. Prospective Lessees should verify this information with the Local Authority Revenue Department.

Commercial Energy Performance Certificate

A Commercial EPC is available for inspection at the Haverfordwest offices of R K Lucas & Son.

Legal Costs

Each party to bare their own costs.

Fixtures, fittings & appliances

None of these have been tested by the Agents.

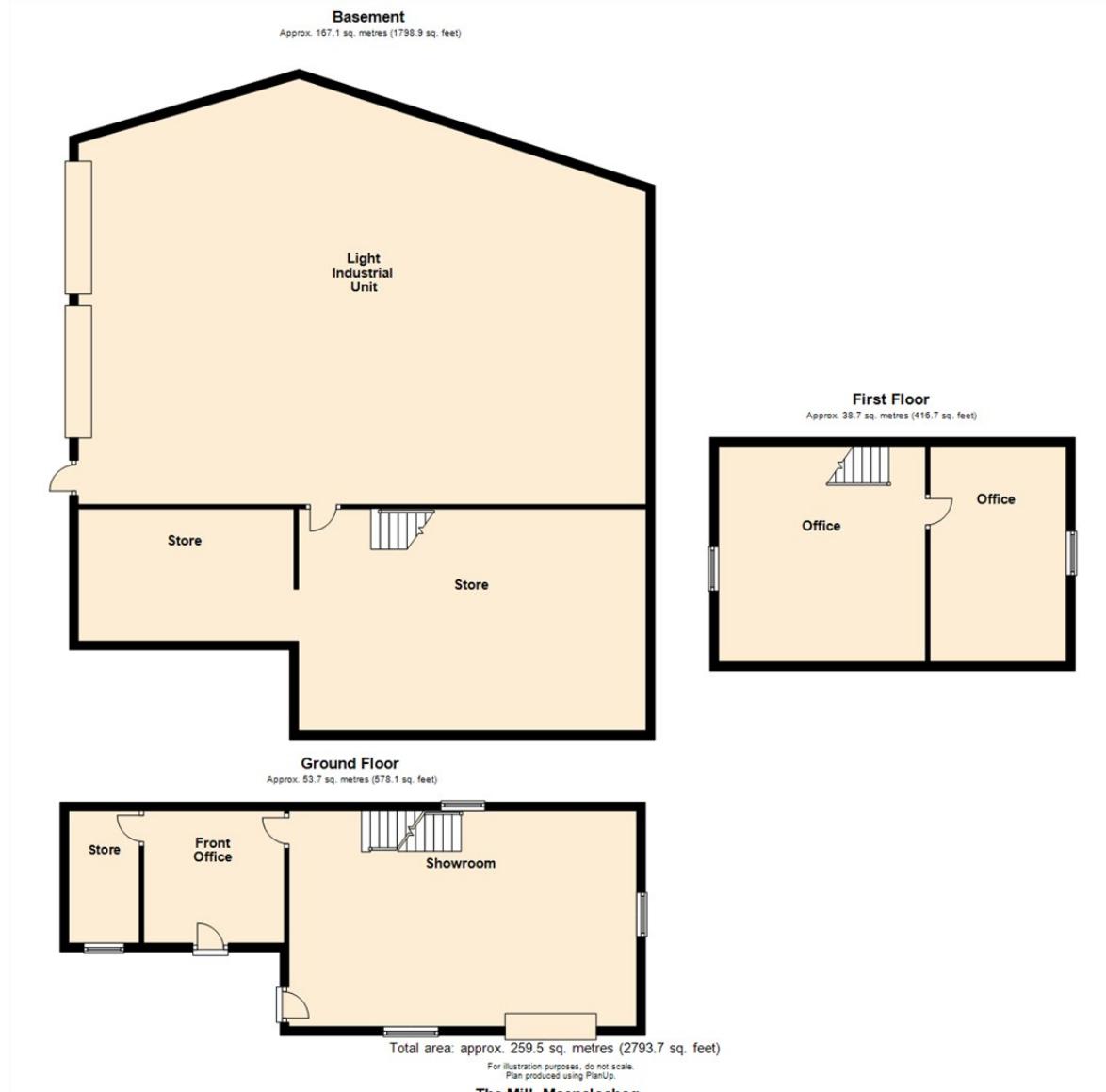
SUBJECT TO CONTRACT AND AVAILABILITY.





See even more photos on our website
www.rklucas.co.uk





ENTERING MAENCLOCHOG FROM THE SOUTH ON THE B4313: Pass the village green on your left hand side then take a right turn before Caffi'r Sgwar. Continue on this road for a few hundred yards, crossing over a bridge, before turning immediately right. The property can be found a short way along on your 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	

