

The Dingle, Robert Street, Milford Haven



Offers In The Region Of £215,000



## FREEHOLD INVESTMENT

An opportunity to purchase the freehold interest of this commercial property in Milford Haven providing a reliable annual rental income of £17,000. Situated in a central area, the property benefits from excellent visibility and plentiful public parking, making it a desirable choice for tenants. The building offers flexible space suitable for various commercial purposes, with an additional residential flat on the upper floor.

**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



**RICS**





### Reception

4.80m x 4.00m (15'9" x 13'1")

### Surgery

4.10m x 3.40m (13'5" x 11'2")

### Store

2.30m x 1.70m (7'7" x 5'7")

### Store

2.30m x 1.60m (7'7" x 5'3")

### Hallway

### Office

2.20m x 2.90m (7'3" x 9'6")

### Surgery

3.20m x 3.40m (10'6" x 11'2")

### WC

### Store

### Residential Flat

we have not inspected the residential flat. The details below have been provided by the Freeholder.

### Entrance Hall

### First Floor Landing

### Lounge/Dining Room

5.10m x 4.00m (16'8" x 13'1")

### Kitchen

3.20m x 2.30m (10'5" x 7'6")

### Bathroom

1.90m x 1.70m (6'2" x 5'6")

### Bedroom 1

3.80m x 3.50m (12'5" x 11'5")

### Bedroom 2

3.10m x 2.60m (10'2" x 8'6")

### External Balcony

### Garage

With up & over door

### GENERAL NOTES

### Lease terms

We understand that the Lease is for a term of 15 years commencing May 2022 at a current rental of £17,000 per annum and upon a tenant's full repairing and insuring basis. A copy of the Lease is available to bona fide purchasers upon request.

### Business Rates

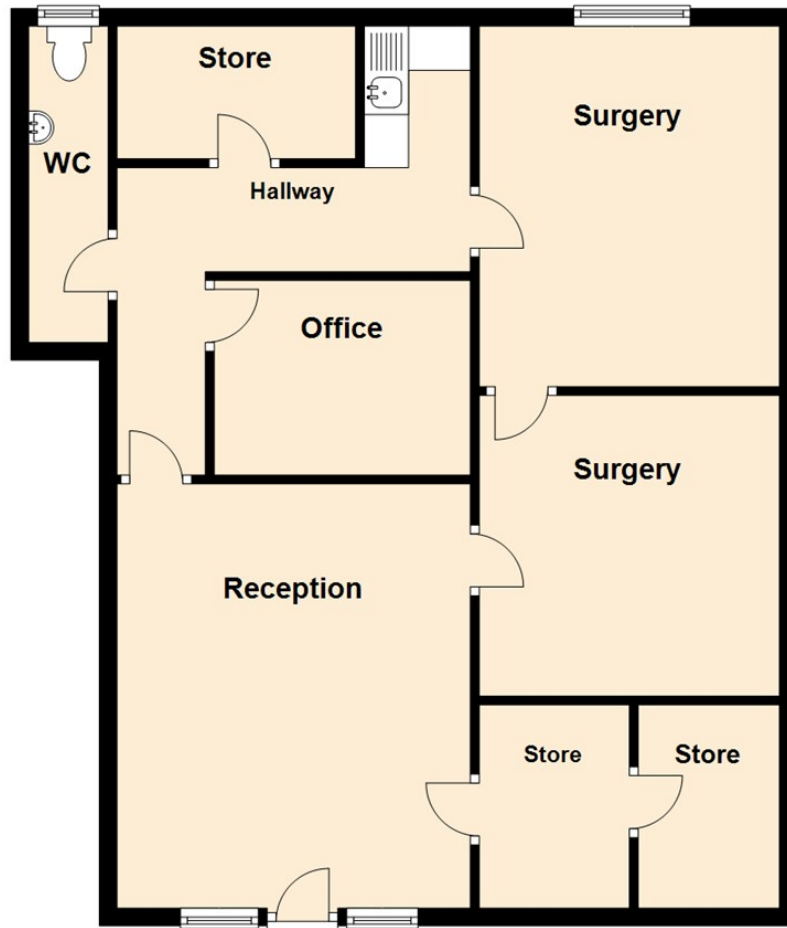
We understand from the Valuation Office website that the Rateable Value is £5,900 (April 2023 to present).

### Commercial Energy Performance Certificate

84 D

## Ground Floor

Approx. 77.9 sq. metres (838.9 sq. feet)

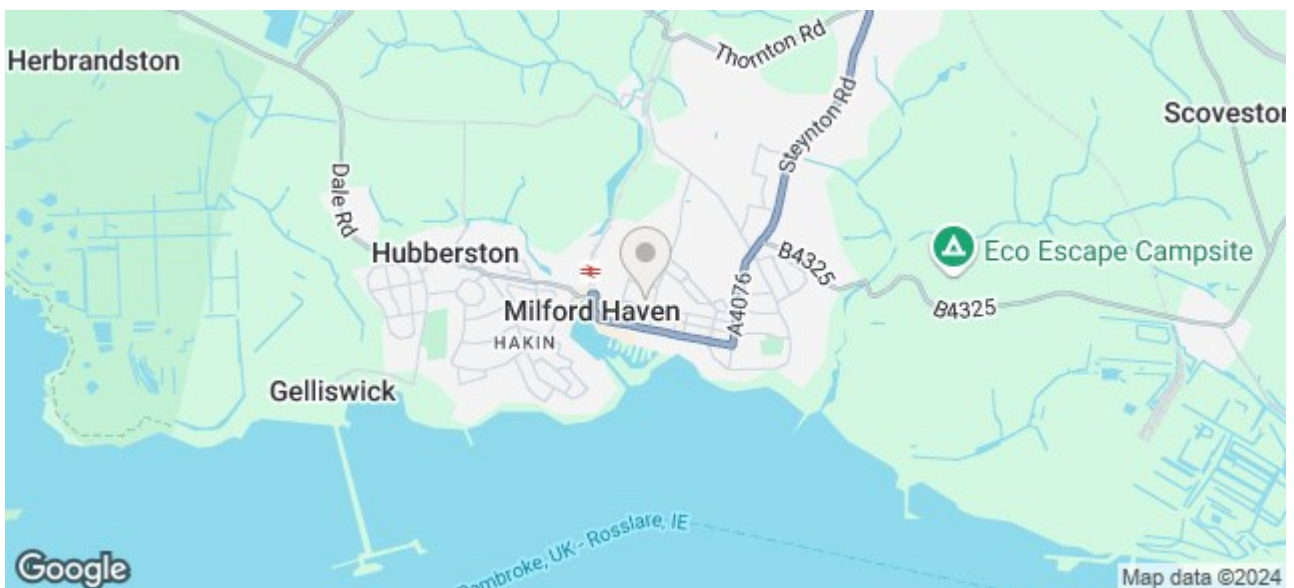


Total area: approx. 77.9 sq. metres (838.9 sq. feet)

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

### The Dingle, Robert Street, Milford Haven

From our Milford Haven office continue to the end of Charles Street then turn right. Turn right again onto Robert Street and continue for a short distance before turning left into Robert Street carpark. The property can be found to the rear of the carpark.



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.