

Former Character Kitchens & Bathrooms,
Magdelene Street, Haverfordwest



£32,000 Per Annum



SUBSTANTIAL COMMERCIAL PREMISES

An exceptional opportunity to lease a substantial and flexible commercial unit situated in a commanding location at Merlin's Bridge roundabout on the outskirts of Haverfordwest. This unit offers excellent visibility and access, making it ideal for a wide range of commercial uses including retail, showroom, workshop, or office-based operations (subject to necessary consents).

The property offers extensive ground-floor accommodation comprising multiple showroom areas, office suites, kitchen, and toilet facilities. There is a mezzanine level offering further storage or potential workspace, and a service pit remains in place from previous use as a vehicle workshop.

Accessed via a no-through road, the unit enjoys ample off-road parking at the front and an enclosed area to the rear.



RK & son
Lucas
PEMBROKESHIRE'S PROPERTY
PROFESSIONALS

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

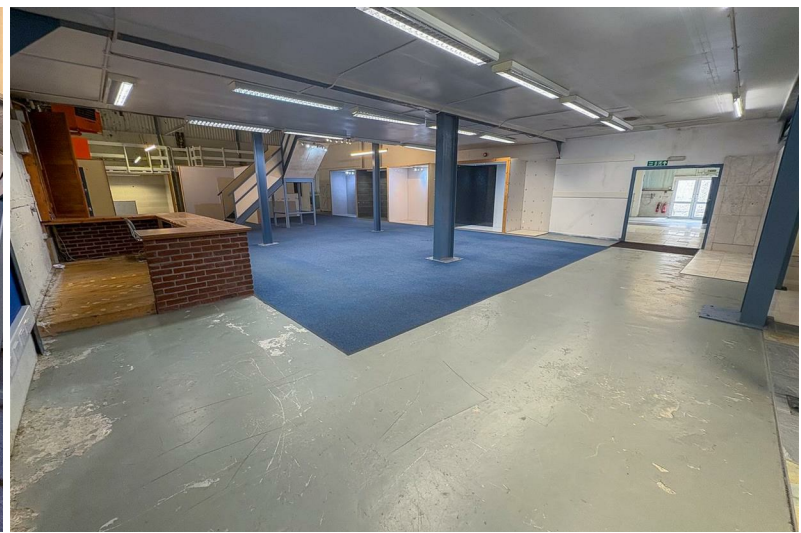
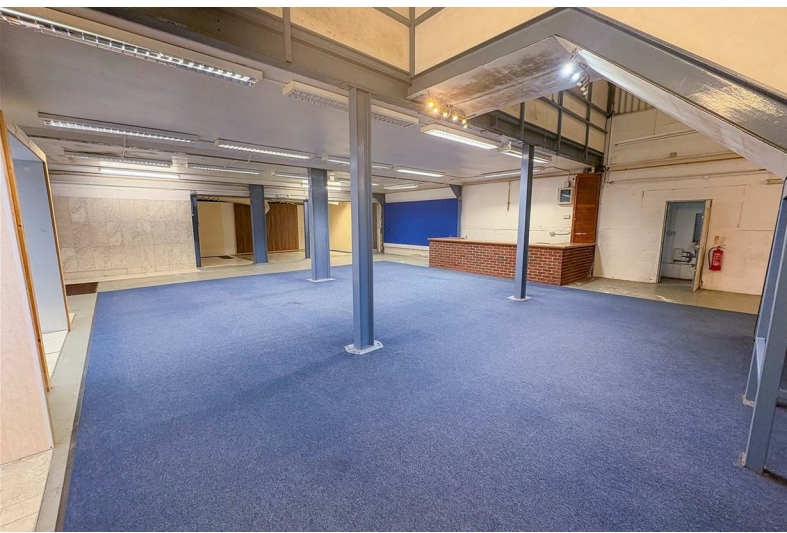
www.rklucas.co.uk

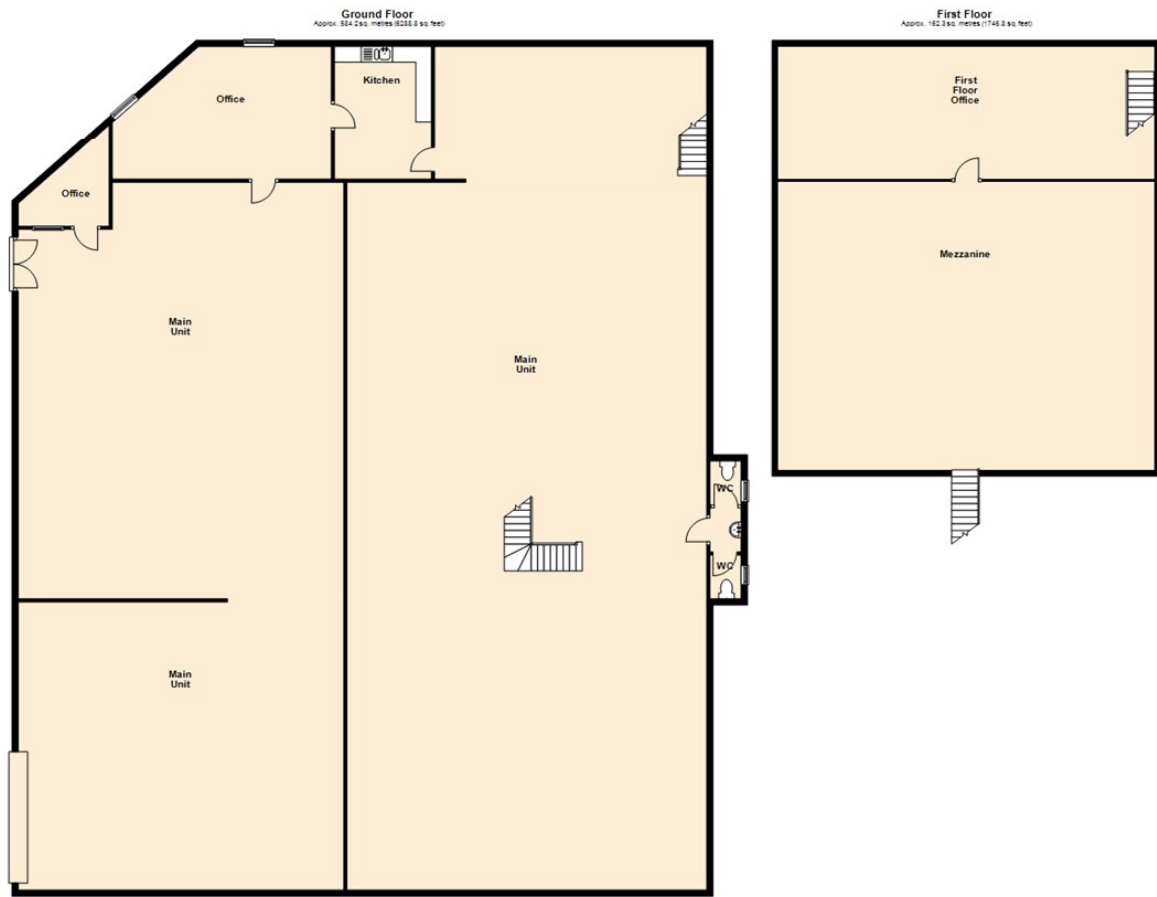
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| <p>Main Unit Measuring approx. 531.3 sq. m. (5,716.9 sq. ft.) offering versatile accommodation suited to offices, showrooms, workshops or storage with roller shutter door & vehicle service pit</p> <p>Kitchen 4.30m x 3.10m (14'1" x 10'2") Base units, single drainer sink</p> <p>Office 4.30m x 2.00m (14'1" x 6'7")</p> <p>WC Facilities</p> <p>First Floor Office 4.30m x 12.00m (14'1" x 39'4")</p> <p>Mezzanine 9.20m x 11.90m (30'2" x 39'1")</p> | <p>Rental £32,000 per annum (exclusive of rates)</p> <p>Term Flexible lease terms available by negotiation</p> <p>Insurance Tenant's responsibility upon full repairing and insuring basis</p> <p>Repairs/Decoration Tenant's responsibility upon full repairing and insuring basis.</p> <p>Planning Permission All enquiries to the Planning Department of Pembrokeshire Council (01437 764551)</p> <p>Business Rates We understand from the Valuation Office website that the Rateable Value is £12,000</p> | <p>(April 2023 to present). Prospective Lessees should verify this information with the Local Authority Revenue Department.</p> <p>Legal Costs Each party to bare their own costs</p> <p>Services We are advised that mains electricity, water and drainage are connected to the property. Prospective lessees should clarify this information with the service providers</p> <p>Fixtures, Fittings & Appliances None of these have been tested by the Agents</p> <p>Viewing Strictly by appointment with R K Lucas & Son</p> <p>SUBJECT TO CONTRACT AND AVAILABILITY</p> |
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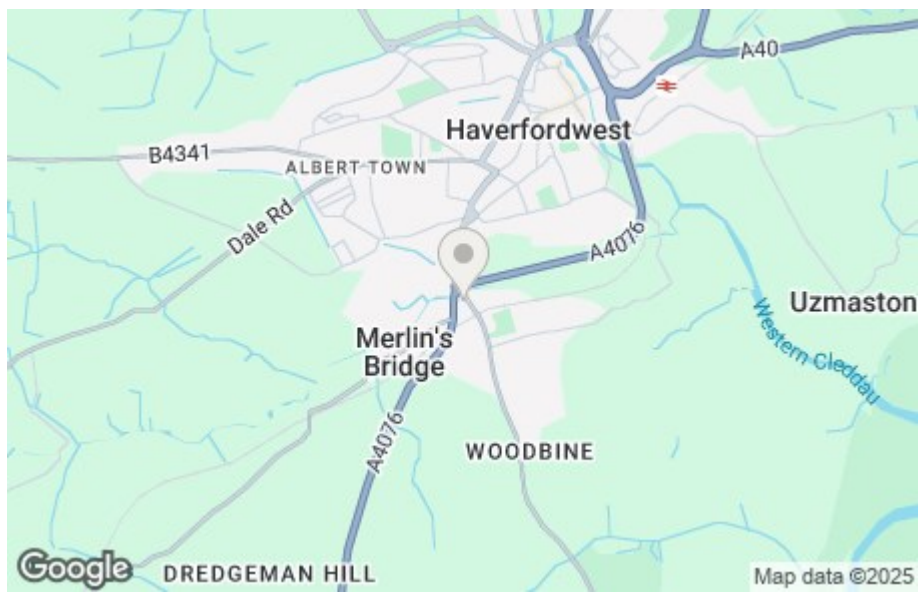




Total area: approx. 746.5 sq. metres (8035.5 sq. feet)
For information purposes only. Not a guarantee of accuracy.
 Former Character Kitchens & Bathrooms, Haverfordwest

From Merlins Bridge roundabout take the exit onto Pembroke Road. Turn right into Magdalene Street and then right again onto a private access road. The property can be found on the right hand side. what3words.com/remainder.limp.converged

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