



Offers In The Region Of £75,000



R K Lucas & Son are delighted to offer the opportunity to purchase a commercial premises situated in a prime location close to the Withybush Retail Park and the A40 towards Fishguard with plenty of passing trade, making this an ideal location for a variety of uses.

The open-plan premises totals approximately 58.7 sq. m. (631.6 sq. ft.).



**R & son
Kucass**
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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 **RICS**[®]

 The Property
Ombudsman

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PROTECTED



Shop Front

7.90m x 3.80m (25'11" x 12'6")

Large window to front, entrance door into an open-plan space suitable for a variety of uses, tiled flooring

Storage

3.30m x 3.50m (10'10" x 11'6")

Tiled flooring, plentiful worktop space

Workshop

Open plan, large industrial sink, tiled flooring

WC

Low flush toilet, hand basin, window to rear

Store

Loft Room

4.30m x 3.80m (14'1" x 12'6")

Outside

To the rear is an enclosed raised garden accessed via steps

General notes

Services: Mains electricity, water and drainage are connected

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Viewing: By appointment with R K Lucas & son

Broadband: Super fast broadband available

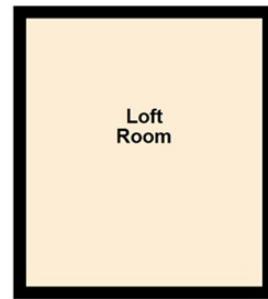
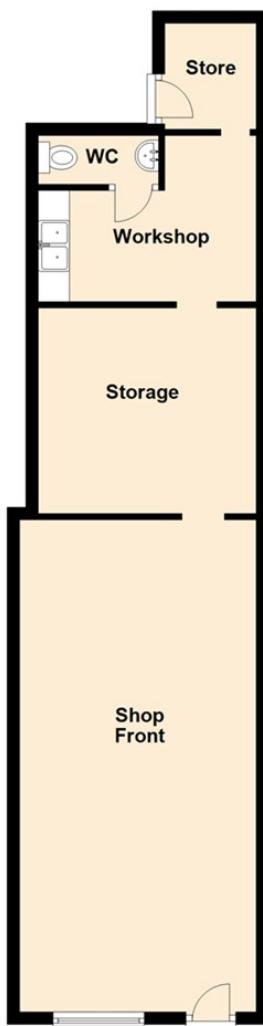
Mobile coverage: Available from a range of providers

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

Rateable Value

Current rateable value (1 April 2023 to present): £2,850





Total area: approx. 58.7 sq. metres (631.6 sq. feet)

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

Stems from Sarah

From our Haverfordwest office take High Street, Dark Street, Mariners Square and then turn right onto Barn Street. Take the second off the mini-roundabout then use the right hand lane to continue onto Bridgend Square roundabout (adjacent to Morrisons) and take the third exit into Prendergast. Continue this road and No.67 can be found 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	



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.