

15 Charles Street, Milford Haven, SA73 2AA



£6,000 Per Annum

- Large Commercial Unit
- Main street location
- Kitchen
- Staff & public toilets
- 2 store rooms



An opportunity to Lease a large commercial unit, formerly occupied by a charity furniture store, in the main shopping street in Milford Haven, with its many amenities including secondary and primary schools, Torch Theatre, supermarkets, Milford Marina, and leisure centre within walking distance.

Milford Haven has a population of approximately 13,000 and has a thriving commercial port. The main road to the town is the A4076 trunk road from Haverfordwest which connects to the A40 and all points east.

Pembrokeshire's Property Professionals



**01437 762538
01646 695713**

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Showroom/Commercial

9.04m x 8.22m (29'7" x 26'11")

Laminated flooring

Suspended ceiling with recessed lighting

Ramp leading to

Ladies & Gents Toilets

Disabled compliant

Store Room

1.38m x 1.24m (4'6" x 4'0")

Inner Hallway

Leading to external door giving rear access to the showroom.

Kitchen

4.67m x 3.14m (15'3" x 10'3")

Tiled floor

Wall and base units

Stainless steel sink unit

Work surface with shelving underneath

Staff Toilet

Store Room

2.30m x 0.89m (7'6" x 2'11")

Lease Terms

Terms of years to be agreed with the tenant upon an internal repairing basis together with shop front.

Rent

£6,000 per annum (exclusive of rates) payable monthly in advance.

Legal Costs

Each party to bear its own Legal Costs.

VAT

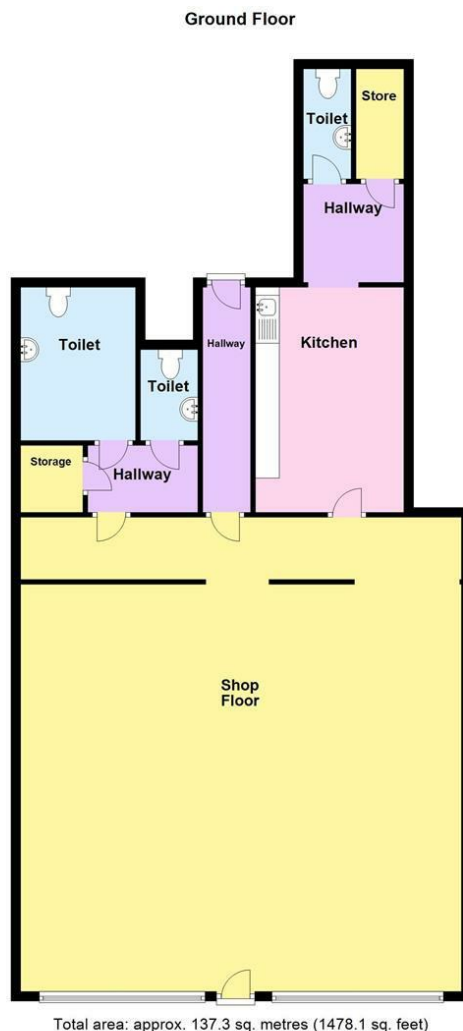
The rent quoted is exclusive of VAT (where applicable).

Planning

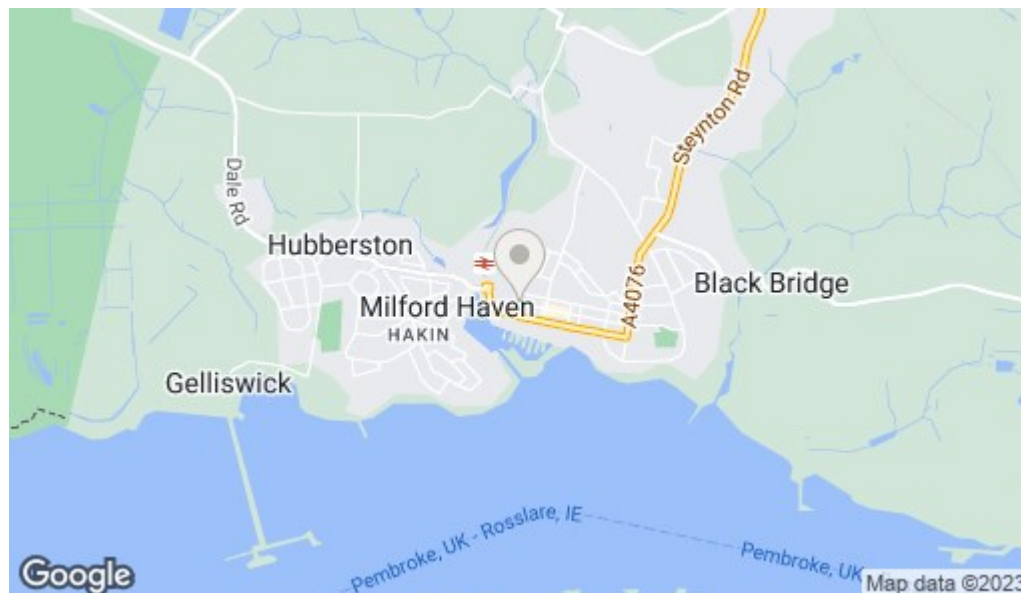
All enquiries to Pembrokeshire Council Planning Department (01437 764551). The previous use was a charity furniture store.

Commercial Energy Performance Certificate

EPC Rating: 95 (D)



From our Milford Haven office continue along Charles Street and No. 15 is towards the end on the right hand side.



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



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