

8 High Street, Fishguard SA65 9AR



Per Annum £12,000 Per Annum



PRIME RETAIL UNIT TO LET - A substantial retail premises located in the centre of the town of Fishguard with frontage to High Street and located near the town centre with Boots the Chemist and Get Connected opposite and the Co-Operative supermarket and main town car park and bus station behind.

This prime commercial site forms a central hub of Fishguard and has for many years been utilised as a well known retail premises. The property spans 2 storeys with an expansive retail area on the ground and stock room and facilities on the first floor.

Fishguard itself is a coastal town in North Pembrokeshire with a picturesque harbour known for its maritime history. The town offers easy access to the Pembrokeshire Coast National Park and is a gateway to Ireland via its ferry terminal, making it a popular tourist destination.



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Ground floor retail area

Approx. 434.94 sq. m. (4,680 sq. ft.) with two sets of double entrance doors and floor to ceiling display window.

Ground floor storeroom

First floor stock room

Approx. 118.49 sq. m. (1,275 sq. ft.)

First floor office

WC facilities

Staff room/kitchenette

Terms

Term of years negotiable. Full repairing and

insuring lease at a commencing rent of £12,000 per annum exclusive of VAT.

The property is available subject to planned refurbishment. This does not affect or negate any existing tenant obligations under the lease, including those relating to dilapidations.

Business Rates

We understand from the Valuation Office Agency website that the current rateable value is £15,250 (1st April 2023 to present).

Commercial Energy Performance Certificate

TBC

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

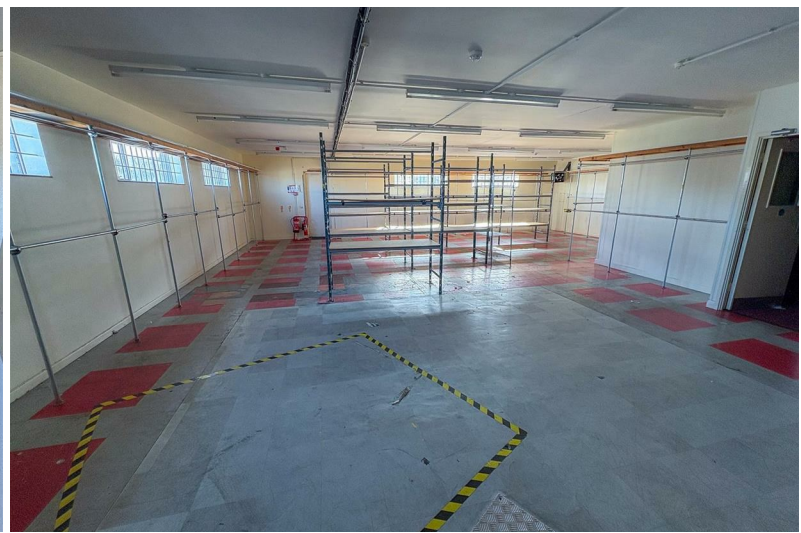
General Notes

Services: Mains electricity, water and drainage are connected

Local Authority: Pembrokeshire County Council

Viewing

Strictly by prior appointment with the Agents.

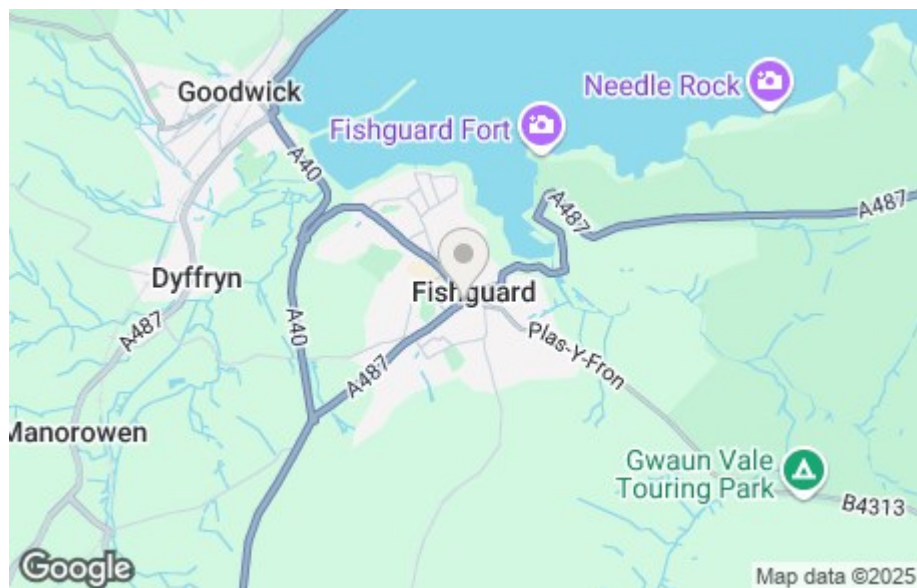




From Haverfordwest: Continue north on the A40 until you reach Rafael roundabout on the outskirts of Fishguard. Take the second exit onto the A487. Continue on this road and follow the one way system past the Co-Operative supermarket. At the junction, turn right onto West Street and follow this road around onto High Street. No. 8 can be found a short way along High Street on the 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.