

Ground Floor Office, 20 Upper Market Street



£4,000 Per Annum



Ground floor office space in a central location within the town of Haverfordwest, fronting Upper Market Street. The office extends to approximately 38 sq.m (409 sq.ft.) with a kitchenette and toilet facilities to the rear. Further ground floor and first floor office space is available by negotiation if required.

The property is located just a few hundred yards from the High Street and Castle Square, the central hub of Haverfordwest's commercial centre, and is easily accessed from St Thomas' Green.



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RICS®







### Entrance Hall

Shared entrance hall with private access to ground floor office

### Ground Floor Office

Measuring approximately 38 sq. m. (409 sq. ft.)

### Kitchen

Measuring approximately 10 sq. m. (108 sq. ft.)

### WC facilities

### Available by negotiation

### Rear Office/Storeroom

Measuring approximately 12 sq. m. (129 sq. ft.)

### First Floor Office

Measuring approximately 18.3 sq. m. (197 sq. ft.)

### Tenure

Lease terms to be negotiated - £4,000 per annum

### Services

Mains electricity, water and drainage services are connected.

We understand water charges to be approximately £250 per annum and insurance at 33% to be approximately £350 per annum.

Cost for heating to be negotiated.

### Commercial Energy

### Performance Certificate

CEPC -

### Local Authority

Pembrokeshire County Council  
Tel: 01437 764551

### Rateable Value

We understand from the GOV.UK website that current rateable value is £3,500 (1 April 2023 to present)







From our Haverfordwest office turn left onto Quay Street and follow the road around, going up Union Hill and onto Winch Lane. Pass the Leisure Centre on your left hand side and then turn right onto Upper Market Street. No. 20 can be found a short way along on your right hand side immediately after the turning for Church Lane.

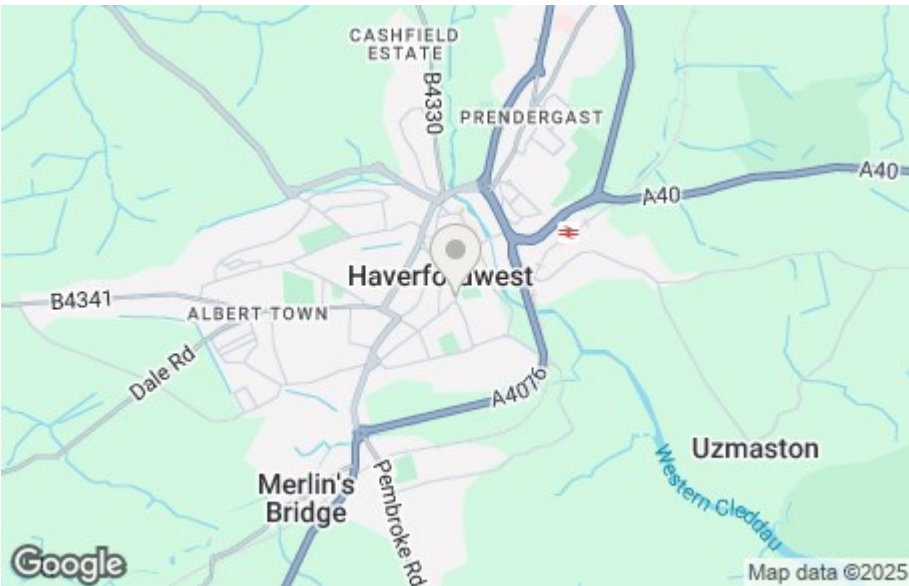
Energy Efficiency Rating

	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.