

# Hook General Stores & Post Office



## Offers In Excess Of £400,000

- Successful grocery store with Post Office & Bakery
- Shop Retail Area - approx. 1086 sq.ft
- Off-road parking
- 3 bed semi-detached house
- Popular village location
- Enclosed garden to rear

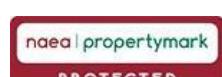


A highly successful family run Grocery Store with expanding product range, Post Office and Bakery, plus an adjoining 3 bedroomeed semi detached dwelling house, situated in a central position within this busy village. The shop is located directly opposite the village Primary school and forms one of the major community hubs in this very popular village, which itself is located some 5 miles south-east of the County town of Haverfordwest.

Shop Retail Area - approximately 1086 sq.ft (approximately 101 m.sq).

This transaction provides a first class opportunity to acquire a business central to the village plus well appointed living accommodation.

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## Grocery Stores

To include standard trade fixtures and fittings.

## Preparation Kitchen for Shop

4.5m x 2.5m (14'9" x 8'2") with adjoining wc.

The main residential dwelling is of a standard semi detached design with rendered external walls under a tiled roof and incorporating UPVC double sealed windows throughout. The property has been significantly upgraded in recent years to provide highly attractive and well decorated accommodation comprising;

## Entrance Hall

Laminated flooring, radiator.

## Sitting room

3.9m into bay x 3.6m (12'9" into bay x 11'9")

Radiator and feature archway to the Kitchen

## Kitchen

3.6m x 3.2m (11'9" x 10'5")

Containing an extensive array of matching base units and wall cupboards with slate flag flooring and double sealed rear entrance door.

From the Entrance Hall a staircase leads to the first floor landing.

## Bedroom 1

3.5m x 3.2m (rear) (11'5" x 10'5" (rear))

Laminate flooring, radiator.

## Bedroom 2

3.3m x 2.75m (10'9" x 9'0")  
Radiator and laminate flooring.

## Bedroom 3

3.4m x 2.8m max (11'1" x 9'2" max)  
Radiator, laminate flooring.

## Bathroom

2.6m x 2.4m (8'6" x 7'10")  
A very well appointed bathroom with pedestal hand basin, panel bath, tiled shower cubicle, low flush wc., heated towel rail and part laminate walls.

## Outside

To the front of the property is a small enclosed forecourt with oil storage tank - and adjacent pull in parking for the shop.

At the rear is deceptively large mainly L shaped garden laid to lawn with storage adjacent.

## General Notes

Tenure: The property is freehold.

Local Authority: Pembrokeshire County Council

Shop Rateable Value: £11,500

Council Tax Band for residential dwelling: C.

Viewing: By appointment with R K Lucas & Son.

Trade Fixtures and Fittings: Prior to exchange of contracts, a full inventory of trade fixtures and fittings will be provided.

Accounts: Accounts are available for inspection by discerning persons only.

Services: Mains water, electricity and drainage connected. Oil fired central heating.

## EPC Rating

Domestic - D 57  
Commercial - D 98

## Web Links

For further information and images relating to the property, please follow the links below to Facebook and Instagram pages:

Facebook:

<https://m.facebook.com/pages/category/Conv-Store/Hook-Shop-1474426786129004/>

Instagram:

[https://instagram.com/hook\\_general\\_stores?r=nametag](https://instagram.com/hook_general_stores?r=nametag)



Total area: approx. 214.2 sq. metres (2305.4 sq. feet)

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

From our Haverfordwest Office, take High Street, Dew Street, Milford Road and Merlins Hill. At the roundabout near McDonalds take the second exit onto the Pembroke Road. Continue on this road until you reach Freystrop Cross, then turn left towards Hook. Follow this road all the way into the centre of the village. Hook General Stores will be on your left, opposite the entrance to the cricket club.



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