

Unit 1, Harvester House, Prendergast, Haverfordwest



£9,600 Per Annum

- Spacious commercial unit
- Recently renovated
- Suitable for a variety of uses
- Central heating & double glazing
- Private parking spaces
- Prime location



A first class opportunity to take the lease of this spacious commercial unit situated in the 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 Unit has been refurbished to a high standard, including central heating, improved electrical installations, and alarm system. The Unit is split across 2 floors totalling approximately 114 sq. m. (1,227 sq. ft.).

Pembrokeshire's Property Professionals

01437 762538
01646 695713



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Reception/Office

7.40m x 5.40m (24'3" x 17'8")
uPVC double glazed double entrance door, fitted carpet, stairs leading to upstairs showroom/office

Kitchen

2.60m x 1.70m (8'6" x 5'6")
Matching base and wall units, single drainer sink, frosted uPVC double glazed window to side

WC

2.20m x 1.70m (7'2" x 5'6")
Disabled access facilities with close coupled lavatory, hand basin, frosted uPVC double glazed window to side

Showroom/Office

8.00m x 7.10m (26'2" x 23'3")
Fitted carpet, 2 x uPVC double glazed windows to front, access to roof top area

Office

3.50m x 2.50m (11'5" x 8'2")
Fitted carpet, uPVC double glazed window

Externally

Private parking spaces available for at least 4 vehicles

Tenure

Lease terms to be negotiated - £9,600 per annum on a full insuring and repairing basis.

Business Rates

We understand from the Valuation Office Agency website that the rateable value is £6,000 (April 2023 to present).

General Notes

Services: All mains services connected
Local Authority: Pembrokeshire County Council

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 until you reach a fork in the road and Harvester House will be directly in front of you.



Serving the whole of
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our offices in
Haverfordwest
and
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