

48 High Street, Haverfordwest



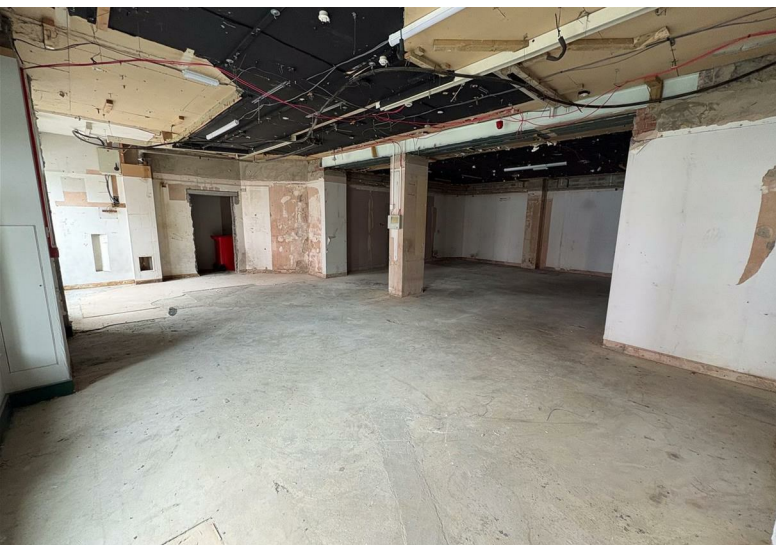
**£20,000 Per Annum**



TO LET - A Class A2 premises located in the centre of the County town of Haverfordwest fronting High Street and located only a few yards from Castle Square.

This prime commercial site forms a central hub of Haverfordwest and has for many years been utilised as a betting shop and formally as a bank. The premises spans 3 storeys with the main shop area on the ground floor (155.3 sq. m. / 1,778.9 sq. ft.), office space and staff facilities on the first floor office (100.6 sq. m. / 1,082.5 sq. ft.), and storage space on the third floor (48.3 sq. m. / 520 sq. ft.).

The premises is likely suitable for A1 Use Classes subject to Local Authority planning approval.



**RK & son**  
**Lucas**  
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### **Ground Floor**

155.3 sq. m. (1,778.9 sq ft.)

### **First Floor**

100.6 sq. m. (1,082.5 sq. ft.)

### **Landing**

### **Office**

4.00m x 6.20m (13'1" x 20'4")  
Bay window to front

### **Kitchen**

4.20m x 4.20m (13'9" x 13'9")  
Box window to front

### **WC facilities**

Male & female WC facilities

### **Second Floor**

48.3 sq. m. (520 sq. ft.)

### **Loft Room (storage)**

4.20m x 10.30m (13'9" x 33'10")

### **General Notes**

### **Services**

We are advised mains electricity, water and drainage are connected. Prospective tenants should make their own enquiries of utility providers.

### **Local Authority**

Pembrokeshire County Council  
County Hall  
Freemans Way

Haverfordwest

SA61 1TP

Tel: 01437 764551

### **Lease**

Term to be negotiated. £20,000 per annum on a fully insuring and repairing basis.

### **Rateable Value**

Current rateable value (1 April 2023 to present) £21,250

### **Commercial EPC**

CEPC rating: C 56

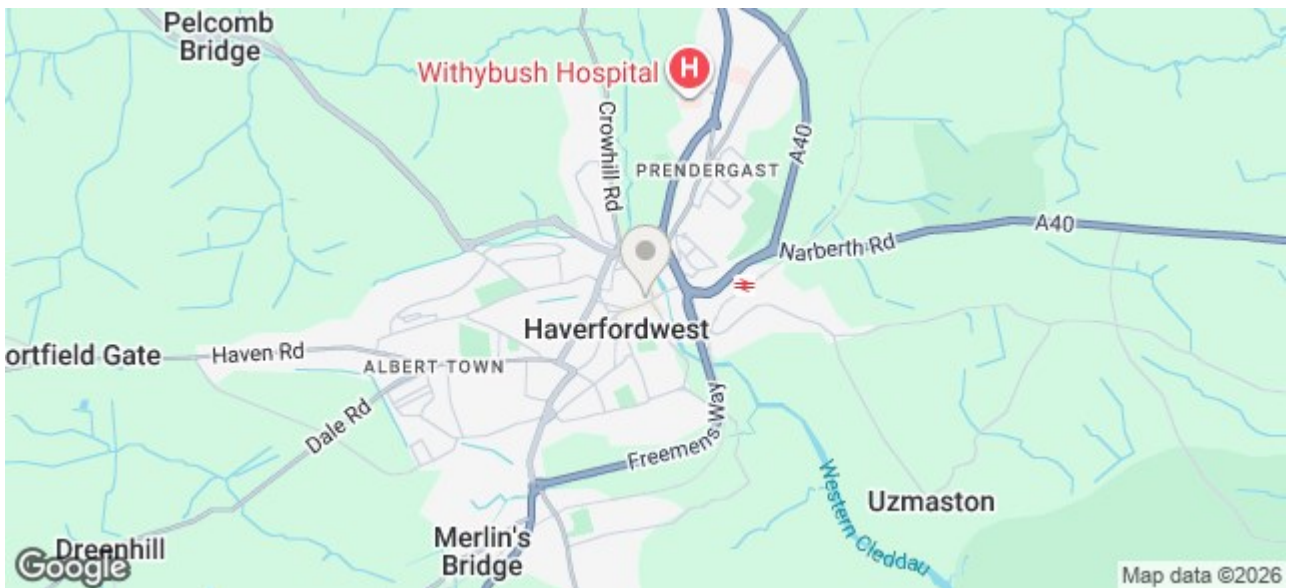
### **Viewing**

Strictly by appointment with R K Lucas & Son





From our Haverfordwest office continue onto High Street and No. 48 can be found on the right hand side.



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.