

2 Picton Place, Haverfordwest



Offers In The Region Of £80,000



An exciting opportunity to acquire this historic Grade II listed commercial property, prominently located in the heart of Haverfordwest town centre. Picton House occupies a desirable position on Picton Place, close to local amenities, public transport links, and key town centre services.

This imposing three-storey building offers a wealth of period character, including sash windows and traditional stone detailing, and once restored, would make a striking commercial premises or potential mixed-use development (subject to all necessary consents).

The property requires renovation and repair. As such, it is ideally suited to investors, developers, or owner-occupiers seeking a rewarding project in a prominent location.



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## GROUND FLOOR

### Entrance Hall

Timber entrance door, fitted carpet

### Hallway

Fitted carpet

### Office

3.90m x 5.20m (12'10" x 17'1")

Dual aspect windows, fitted carpet

### Office

3.00m x 4.20m (9'10" x 13'9")

Window to side, fitted carpet

### Office

3.70m x 3.00m (12'2" x 9'10")

Window to side, fitted carpet

### Meeting Room

Bay window to side, fitted carpet

## LOWER GROUND FLOOR

### Hallway

Timber entrance door

### Store Room

3.50m x 4.30m (11'6" x 14'1")

### Store

1.70m x 2.90m (5'7" x 9'6")

### Kitchenette

1.10m x 2.10m (3'7" x 6'11")

Base unit with single drainer sink, window to rear

### Store Room

2.50m x 2.90m (8'2" x 9'6")

### Store Room

2.10m x 2.90m (6'11" x 9'6")

### Store Room

4.70m x 3.50m (15'5" x 11'6")

## FIRST FLOOR

### Landing

### Office

3.90m x 3.90m (12'10" x 12'10")

Dual aspect windows, fitted carpet

### Office

3.00m x 4.20m (9'10" x 13'9")

Window to side, fitted carpet

### Office

3.90m x 2.50m (12'10" x 8'2")

Window to front, fitted carpet

### Female WC's

### Male WC's

### Office

5.60m x 2.60m (18'4" x 8'6")

Bay window to side, fitted carpet

### Office

4.40m x 3.50m (14'5" x 11'6")

Window to rear, fitted carpet

### Outside

The front of the property directly fronts the pavement on Picton Place. To the side is a paved pathway flanked by mature shrubbery. To the rear is sunken paved area.

### General Notes

Services: All mains services connected

Tenure: Freehold

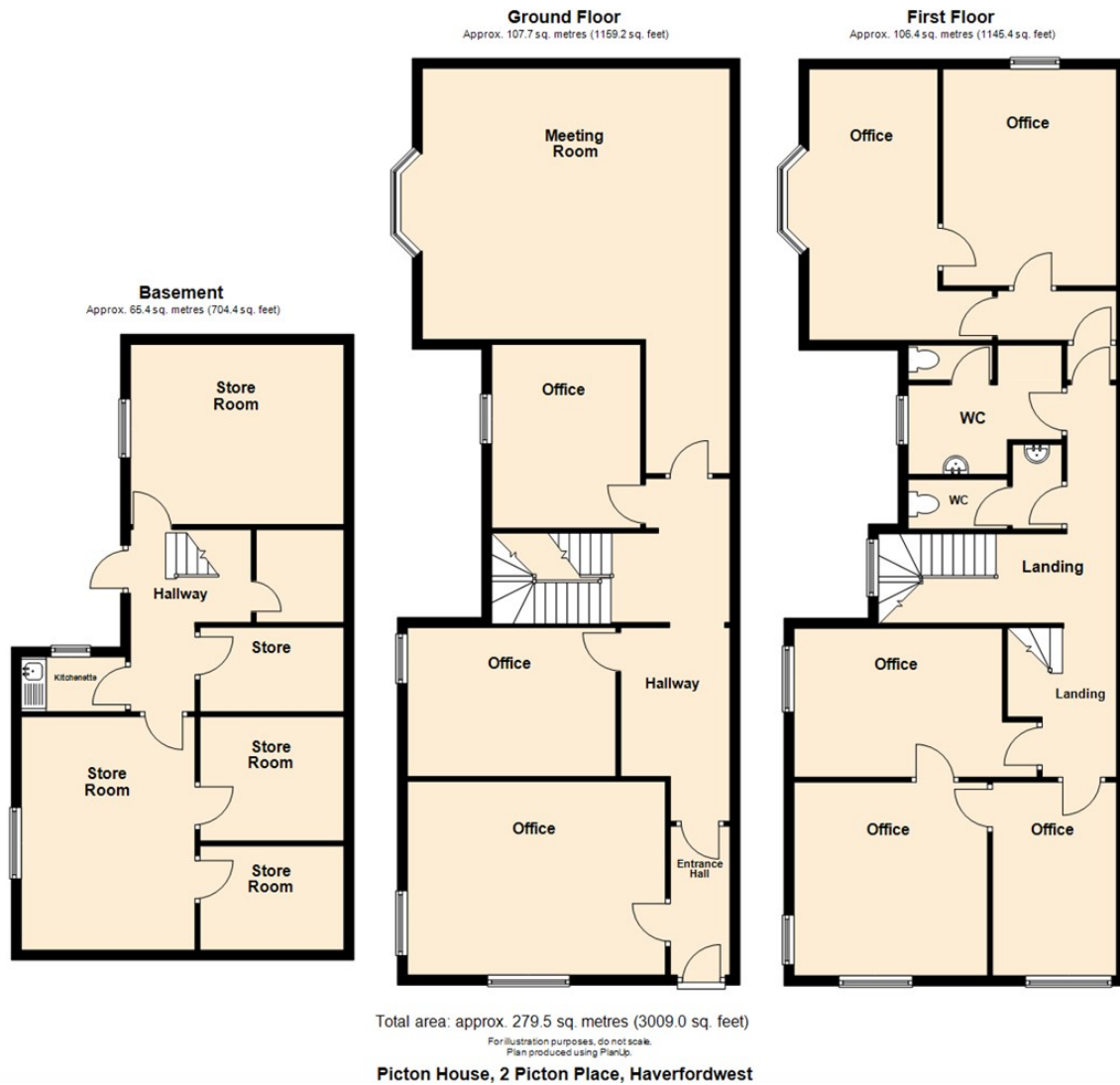
Local Authority: Pembrokeshire County Council

Business Rates: £13,900

### Viewing

Please note: Due to the property's condition, internal access may be limited, and appropriate precautions will be required for viewings.

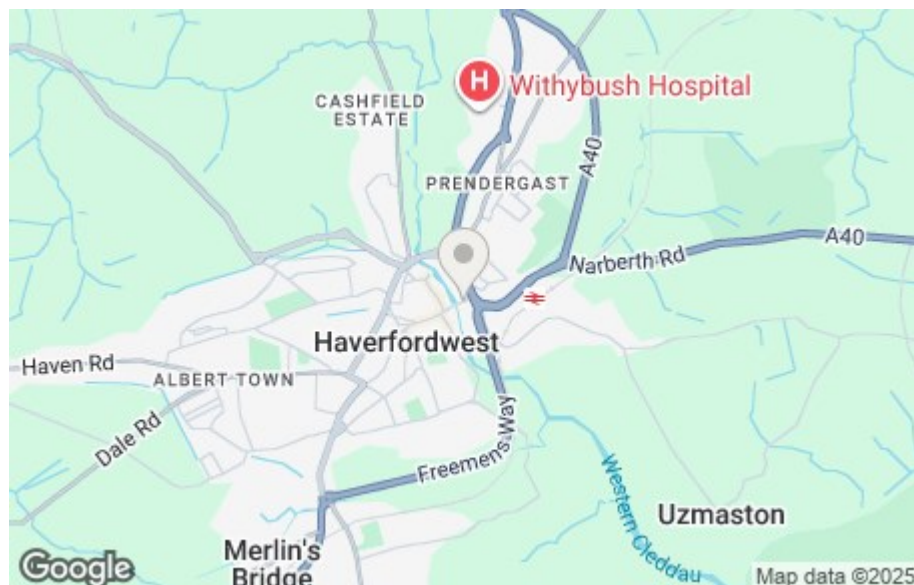




Follow signs towards Haverfordwest town centre. Upon reaching Picton Place, No.2 is the last property on the right hand side before crossing the bridge. what3words///pushed.slimy.ropo

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.