

62/70 Dew Street, Haverfordwest SA61 1NR



£20,000 Per Annum

- TO LET (Former Toffee Apple)
- Substantial commercial premises
- Approx. 6250 sq.ft floor area
- Onsite parking facilities
- Prominent edge of town location
- Easily adapted for a variety of commercial uses



The property, with its wide window frontage, was originally constructed as a car show room with vehicles displayed on both the ground and first floor levels, utilising the slope of the site to give access to the reinforced concrete first floor directed from the rear car park.

In 1999 the premises were enlarged and adapted for use as a retail shop with first floor storage and offices and lately the use was changed to a children's Day Nursery with a section separated off as a Hairdressers/Beauty Parlour.

Pembrokeshire's Property Professionals



**01437 762538
01646 695713**

www.rklucas.co.uk





GROUND FLOOR AREA

Approximately 3750 sq.ft . Currently sub-divided to provide a ...

General Notes

Tenure: Leasehold.
Terms to be negotiated.

Reception Foyer

with adjacent wc. facilities.

Rent: £25,000 per annum on a fully repairing and insuring basis.

Retail Unit

Rateable Value: £23,250 Effective date: 1 April 2017.

Play Area

with steps leading up to potential office area and general storage.

Services: All mains services connected. Gas fired central heating, 3 Phase electricity.

The First Floor accommodation can be approached either internally via a staircase or externally from the rear car park and provides ..

Viewing: By appointment with R K Lucas & Son

FIRST FLOOR

Approximately 2,520 sq.ft.

EPC Rating

C - 70

Opened Display Office/Office Area

Staff Room

Director's Office

TV Room

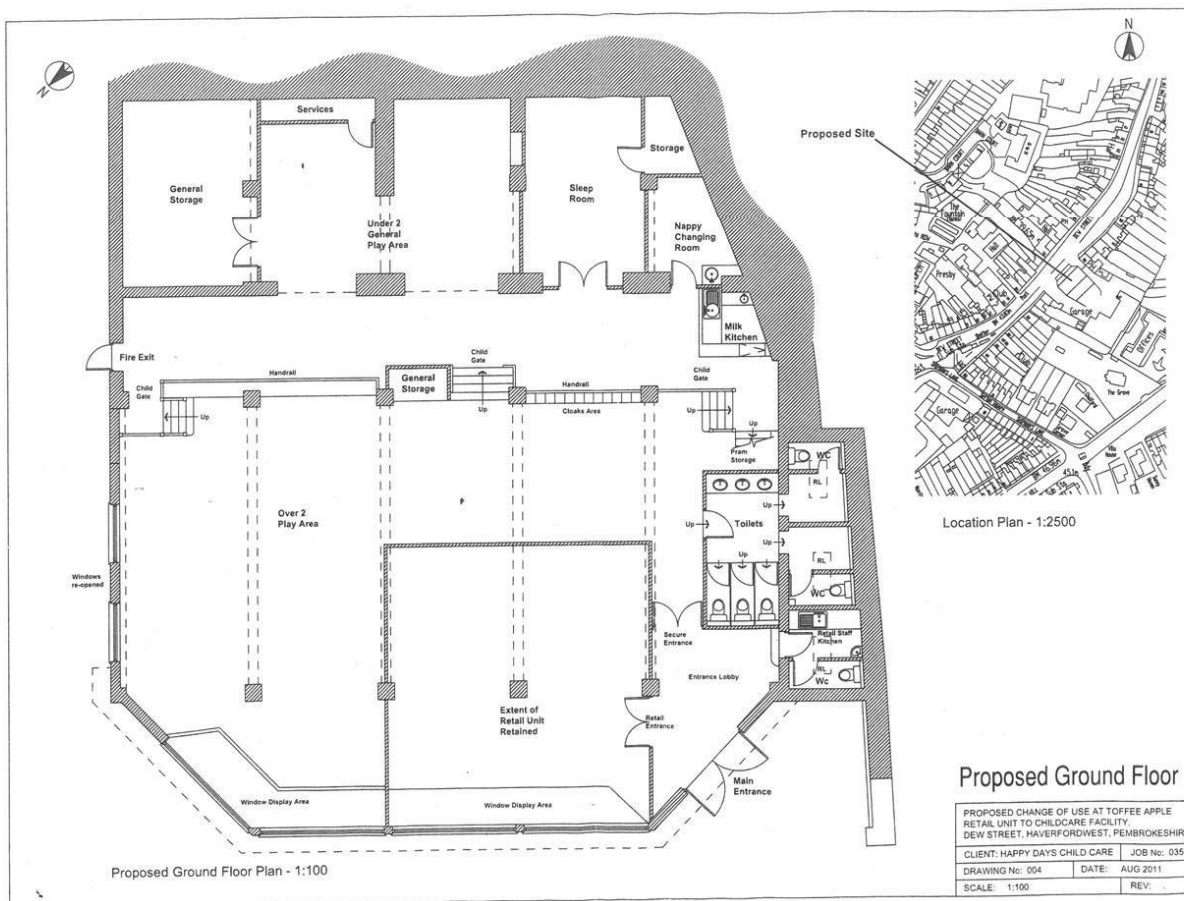
Manager's Office

Kitchen

WC. facilities

Outside

To the front of the property is a tarmacadam forecourt with adjacent parking, whilst at the rear is a large tarmacadam amenity area with customer parking facilities.



From our Haverfordwest office take High Street and then Dew Street. 62/70 Dew Street is easily identifiable as the large commercial property on the left hand side.



**RK & son
Lucas**
PEMBROKESHIRE'S PROPERTY
PROFESSIONALS

Serving the whole of
Pembrokeshire from
our offices in
Haverfordwest
and
Milford Haven.



www.rklucas.co.uk
01437 762538 01646 695713



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.