

Land adjacent to The Larder, Vine Road, Johnston



£18,000 Per Annum



TO LET – 1.7 Acres of Commercial Land

A prime opportunity to lease approximately 1.7 acres of level commercial land, ideally situated in the centre of Johnston, a strategic location between Haverfordwest and Milford Haven. The site offers excellent potential for a variety of commercial uses, subject to the necessary planning consents, including storage, distribution, light industrial, or development.

This versatile parcel of land benefits from convenient access to the A4076, providing strong transport links across the County. The site is generally level and accessible, with scope for additional secure fencing and gating, and is available on flexible lease terms to suit a range of business needs.

This is an ideal option for businesses seeking a well-located, adaptable base in a growing commercial area.

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RICS





Location

The site is situated just off the A4076, a key route connecting Haverfordwest and Milford Haven. Johnston is a well-connected village with regular public transport links. The land benefits from close proximity to both the Milford Haven Port and Pembrokeshire's main retail and service centres, making it strategically positioned for commercial occupiers.

Planning

The land is currently unclassified but is considered suitable for a range of commercial uses, subject to obtaining the relevant planning permission. Interested

parties are advised to make their own enquiries with Pembrokeshire County Council's Planning Department regarding potential development or change of use.

Planning permission was conditionally approved in February 2024 for the erection of self catering holiday lodges and associated infrastructure (ref: 23/0560/PA).

Services

Mains electricity and water are available nearby. Prospective tenants should satisfy themselves as to the availability and capacity of services prior to commitment.

Tenure & Terms

The land is available to let on a new lease, with flexible terms available by negotiation. A full repairing and insuring lease will be offered.

Deposit: Subject to agreement

Business Rates: Not currently assessed.

Any liability will be the responsibility of the tenant.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

Viewing

By appointment with R K Lucas & Son



DIRECTIONS FROM HAVERFORDWEST: Leave Haverfordwest on the A4076 towards Milford Haven. Upon reaching the village of Johnston continue downhill on Vine Road. Before reaching the mini roundabout the land can be found on the right hand side adjacent to 'The Larder' and opposite a petrol station.



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.