



SITUATION

Located in the town centre close to the junction with Gordon Street amongst such multiples as **Coral, Greggs, Betfred, Boots, Lloyds Bank, Post Office, Specsavers, Vision Express** and being just a short walk of Pembroke Dock Rail Station. Pembroke Dock lies approximately 7 miles south of Haverfordwest with easy access to the A477.

PROPERTY

A mid terraced building comprising a large **Ground Floor Retail Unit (an ex-Woolworths)** with internal access to **Ancillary Storage** on the first floor.

ACCOMMODATION

Ground Floor Retail Unit

Gross Frontage	48'11"
Internal Width	48'9"
Shop Depth	91'1"
Built Depth	99'2"
Area	Approx. 4,550 sq ft

First Floor

Ancillary Storage Area Plus Kitchen, Office and 2 WCs	Approx. 3,500 sq ft
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Total Area **Approx. 8,050 sq ft**

£27,500 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

* Refer to Point 9 in the 'Notice to all Bidders' page

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a photographic schedule of condition) to **Pembroke Docks Hardware Ltd (with 2 personal guarantors) as a Kitchenware/Hardware retailer** for a term from 15th July 2014 to 31st March 2030 at a current rent of **£27,500 per annum** exclusive.

Rent Reviews 1st April 2020 and 2025.

Tenant's Break 31st March 2020 upon 12 months notice.



View opposite the Property

VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts