(GROSS YIELD 11.3%)



SITUATION

Located in the town centre close to the junction with Gordon Street, adjacent to Boots Pharmacy and amongst such other multiple retailers as Greggs, Coral, 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.

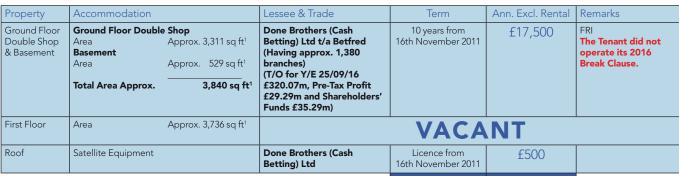
PROPERTY

A mid terrace building compromising a Ground Floor Double Betting Shop with Basement. In addition, there is a First Floor which is presently accessed internally from the rear of the ground floor shop.

VAT is **NOT** applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION



¹Not inspected by Barnett Ross. Areas provided by Vendor.

£18,000 per annum

The Surveyors dealing with this property are STEVEN GROSSMAN and JONATHAN ROSS **VENDOR'S SOLICITORS**Axiom Stone - Tel: 020 8422 1181
Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.co.uk

£18,000

TOTAL

39