



### Situation

Located in the town centre close to the junction with Meyrick Street, adjacent to the entrance to **St. Govan's Shopping Centre** and amongst such other multiple retailers as **Greggs, Coral, Lloyds Bank, Betfred, Boots** and **Specsavers** and being just a short walk from Pembroke Dock Rail Station.

Pembroke Dock lies approximately 7 miles south of Haverfordwest with easy access to the A477.

### Property

A mid terrace building comprising a **Large Ground Floor Shop with Cellar** plus external rear access to **Storage** at first and second floor level.

### Accommodation

#### Ground Floor Shop

Gross Frontage	19'8"
Internal Width	18'0"
Shop Depth	72'2"
Area	Approx. 1,140 sq ft
WC	

#### First & Second Floor

Storage	Approx. 560 sq ft
Cellar	Not Inspected – Trap Door Access



VAT is NOT applicable to this Lot

Freehold offered with Vacant Possession

**Note: There may be potential to convert the first floor to residential subject to planning.**

## Vacant Shop & Upper



**Joint Auctioneers**  
Guy Thomas & Co LLP, 33 Main Street,  
Pembroke Tel: 01646 682342  
Ref: Richard Ormond

### Vendor's Solicitors

Freeths LLP  
Tel: 01865 781063 Ref: Balvinder Jaj  
Email: balvinderjaj@freeths.co.uk

The Surveyors dealing with this property are  
**Jonathan Ross** and **Elliott Greene**

For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page