



SITUATION

Occupying a prominent trading position within the town's main pedestrianised retail thoroughfare, amongst such multiples as **Superdrug, Card Factory, The Works, EE, Specsavers, Trespas** and **Greggs**, and being under ½ mile from Haverfordwest Railway Station. Haverfordwest is the administrative centre for Pembrokeshire and a popular tourist destination with its own 12th Century Castle, situated some 30 miles west of Carmarthen enjoying good road links via the A40, A48 and M4.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** at first floor plus further **Storage** at second floor level (ladder access only).

There is also an enclosed rear garden.

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage	17'10"
Internal Width	14'6"
Shop Depth	52'2"
Area	Approx. 821 sq ft

First Floor Storage

Area	Approx. 725 sq ft
WC	

Second Floor Storage

Area	Approx. 511 sq ft
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Total Area **Approx. 2,057 sq ft**

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



VAT is applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring Law Society lease to **N. Y. Brewer (Fancy Dress/Party/Gift Shop)** for a term of 5 years from 15th March 2019 (holding over) at a current rent of **£10,000 per annum** exclusive.

Note: The tenant also trades from another business in Bridge Street.

£10,000 per annum

The Surveyors dealing with this property are
Steven Grossman and **Jonathan Ross**

Vendor's Solicitors

Spire Solicitors LLP
Tel: 01603 677 077 Ref: Protima Sikdar-Wood
Email: psw@spiresolicitors.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**