



13 Bridge Street Haverfordwest, SA61 2AL

TO LET

PROMINANT RETAIL UNIT
1,694 sq ft (157.39 sq m)

- + Excellent high street retail location
- + Provides good frontage
- + Ground floor retail accommodation
- + Alternative uses may be considered, subject to planning

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

The property is located in Haverfordwest which is approximately 57 and 96 miles west of Swansea and Cardiff, respectively. The property occupies a good position with access via Bridge Street the principle pedestrianised high street situated within the heart of Haverfordwest. Other local occupiers include Greggs and Mountain Warehouse.

DESCRIPTION

The property is arranged over two floors. The ground floor provides retail accommodation with excellent frontage onto Bridge Street and rear store area. The ground floor also provides secondary access onto Bridge Street Lane. The first floor is configured to provide additional storage area, WC and kitchenette.

ACCOMMODATION

The property has been measured on a net internal area basis and provides the following areas:

Ground Floor	1,239 sq ft		115.15 sq m
First Floor	455 sq ft		42.24 sq m
TOTAL	1,694 sq ft		157.39 sq m

LEASE TERMS

The property is available by way of a new lease. Terms to be agreed.

RENT

The property is available at a quoting rent of £15,000 per annum.

BUSINESS RATES

The property has a rateable value of £16,250. Using the 2021/22 UBR (0.535) the rates payable are £8,693.75. However, we understand under Covid legislation no rates would be payable until April 2022.

Interested parties should rely on their own enquiries with the relevant local authority.

EPC

To be assessed.

VAT

All figures are quoted exclusive of VAT, where applicable.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Carlo Piazza
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SUBJECT TO CONTRACT AND AVAILABILITY



December 2021

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