



SHOP UNIT

Unit 5
Riverside Quay
Haverfordwest
SA61 2LJ



LOCATION

Haverfordwest is the principle town of Pembrokeshire being approximately 35 miles west of Carmarthen and 55 miles west of Swansea. The town has an estimated catchment of 90,000 (increasing dramatically in the summer months due to the tourist industry).

The property is located in the prime retail location, Riverside Shopping Centre, with other retailers in close proximity including Savers, Peacocks, Bon Marche, Game, Claire's Accessories, W H Smith and Argos.

ACCOMMODATION

The property affords the following areas and dimensions:-

Internal Width	36ft 6in	11.13m
Shop Depth	53ft 10in	16.41m
Ground Floor	1,241 sqft	115.29m ²
First Floor	996.5 sqft	92.58m ²

LEASE

The property is available to let on a new lease for a term of years to be agreed to incorporate 5 yearly upward only rent reviews.

RENT

Offers invited in the region of £40,000.

RATES

Rateable Value	£27,500
Rates Payable (2018/19)	£14,135

Interested parties are advised to verify the above figures.

SERVICE CHARGE

Details available upon request.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

EPC

The Energy Performance rating is Band X. A copy of the EPC Certificate can be provided upon request.

LEGAL COSTS

Each party to be responsible for their own.

VIEWING

Strictly by appointment through the letting agents, EJ Hales, contact:
Matthew Morgan • Tel: 029 2034 7130 • E-mail: matthew@ejhales.co.uk
Owen Cahill • Tel: 029 2034 7111 • Email: owen@ejhales.co.uk

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