



SHOP UNIT

Unit 26
Riverside Quay
Haverfordwest
SA61 2LJ



029 2037 8844 • www.ejhales.co.uk

28 Windsor Place • Cardiff • CF10 3SG

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:-

Ground Floor Sales	588 sqft	54.63m ²
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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

On application.

RATES

Rateable Value	£19,000
Rates Payable (2021/22)	£10,165

Due to Covid-19, all retail, leisure and hospitality businesses in Wales occupying properties with a rateable value of £500,000 or less will receive 100% non-domestic rates relief for the financial year 2021/22.

Please discuss with the local authority to check whether you are eligible for any rates relief.

SERVICE CHARGE

Details available on 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.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, EJ Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING

Strictly by appointment through the letting agents, EJ Hales, contact:
Owen Cahill • Tel: 029 2034 7111 • Email: owen@ejhales.co.uk

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

