



KIOSK UNIT

UNIT 17A  
RIVERSIDE QUAY  
HAVERFORDWEST  
SA61 2LJ



TO LET

029 2037 8844 • [www.ejhales.co.uk](http://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, WH Smith and Argos.

## ACCOMMODATION

The property affords the following approximate areas and dimensions:-

Ground Floor Sales	180 sqft	16.72 sqm
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## LEASE

The property is available to let on a new lease for a term of years to be agreed.

## RENT

On application.

## SERVICE CHARGE

Details available on request.

## RATES

Rateable Value	£5,100.00
Rates Payable (2025/26)	£2,896.80

The Welsh Government will be providing rates relief for all retail, leisure and hospitality businesses. Eligible ratepayers will receive 40% non-domestic rates relief for the financial year 2024/25. This will be capped at £110,000 per business across Wales. Please discuss with the Local Authority to check whether you are eligible for any rates relief

## EPC

A copy of the EPC Certificate can be provided upon request.

## VAT

All figures quoted are strictly exclusive of VAT where applicable.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, E J 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, E J Hales, contact:  
Owen Cahill • Tel: 07824 638338 • E-mail: [owen@ejhales.co.uk](mailto:owen@ejhales.co.uk)  
Matthew Morgan • Tel: 07814 010216 • E-mail: [matthew@ejhales.co.uk](mailto:matthew@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.

