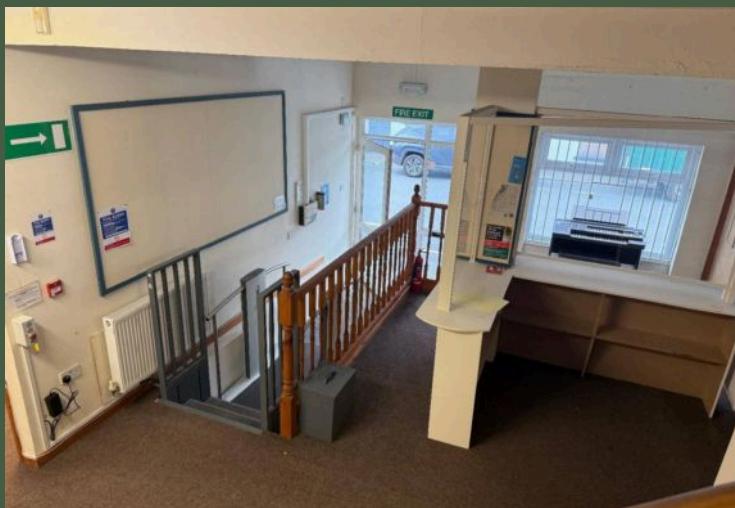




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43 Cartlett, Haverfordwest, SA61 2LH

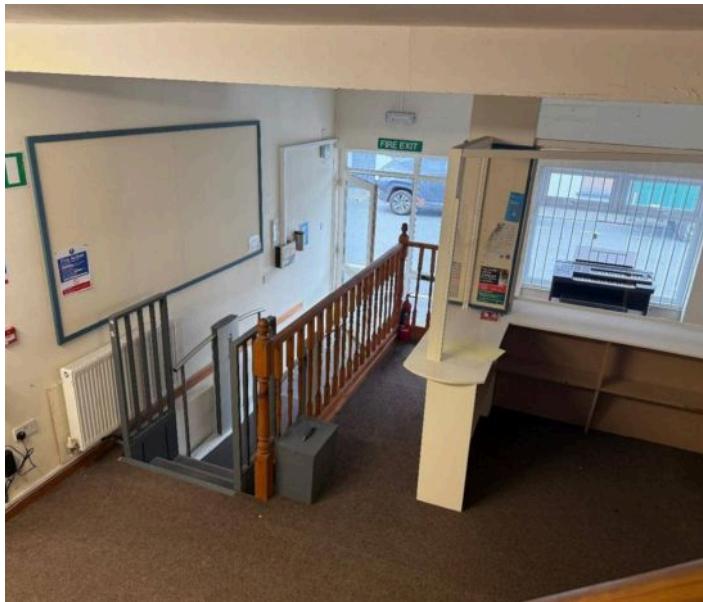
£220,000

*Flexible commercial premises within a convenient location.

*Currently over two floors, the property offers ground floor and first floor office space.

*Historic uses include offices, retail and a takeaway.

*ALSO AVAILABLE TO RENT ON TERMS TO BE AGREED.



SITUATION

Cartlett lies just off the centre of the busy town of Haverfordwest which is the principal administrative centre for the coastal county of Pembrokeshire with town centre that includes a variety of shops together with the council offices and numerous businesses. The town has a resident population of approximately 15,000 people and serves a much wider rural area. The county of Pembrokeshire is a popular year round tourist destination with the population increasing dramatically during the busy summer months. The property is located close to the town's railway station with the Aldi supermarket also being close by.

DESCRIPTION

43 Cartlett comprises a detached traditionally constructed two storey commercial premises that had been used for a variety of commercial purposes over the years, including retail, office and a takeaway. The premises offer flexible accommodation, suitable for a variety of uses, subject to any necessary consents being obtained.





The Accommodation briefly comprises:

GROUND FLOOR

Reception Area

A uPVC double glazed door opens into the reception area which is on two levels. There is a lift that provides access between the levels and stairs rising to the first floor.

Office

Dimensions: 4.7m x 4.8m (15'5" x 15'8"). With double aspect windows and two radiators.

Office

With radiator and window to the side.

Office

With radiator.

Kitchen Area

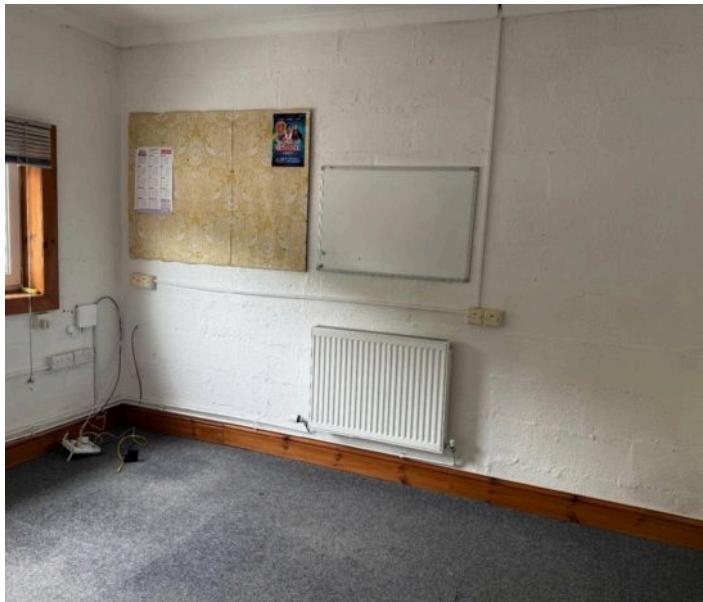
With sink and shelves and leading to a WC. This has been adapted for use by a disabled person and includes a WC, wash hand basin and extractor.

Office

With radiator.

Storage Area

Storage Area



FIRST FLOOR

Landing

With storage cupboards and a small welfare area that includes a sink unit.

Office

Dimensions: 2.10m x 2.45m (6'10" x 8'0"). With radiator and uPVC double glazed window to the fore.

Separate WC

With wash hand basin and radiator.

Office

Dimensions: 4.65m x 4.45m (15'3" x 14'7"). With two uPVC windows to the fore and two radiators.

Office

Dimensions: 4.25m x 3.95m (13'11" x 12'11"). With radiators and uPVC to the fore.

Office

Dimensions: 2.9m x 3.56m (9'6" x 11'8"). With radiators and uPVC window to the fore.

Office

Dimensions: 2.97m x 3.68m (9'8" x 12'0"). With radiators and uPVC double glazed window to the side.

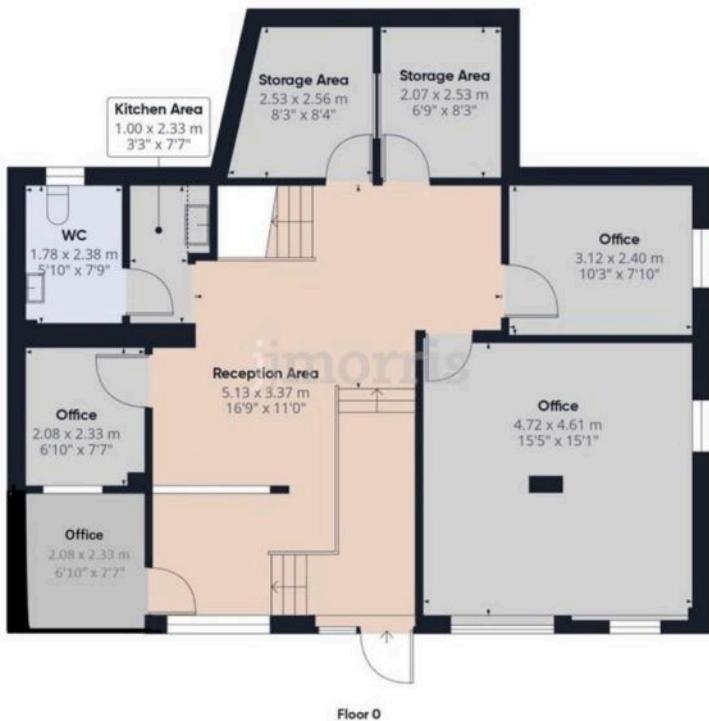
EXTERNALLY

There are no grounds with the property, on street car parking is available and there is a public car park nearby.

SERVICES

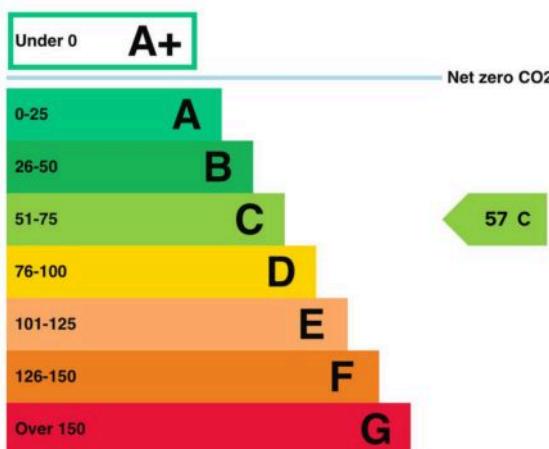
All mains services are connected. The property benefits from full uPVC double glazing and gas-fired central





Energy rating and score

This property's energy rating is C.



SERVICES

All mains services are connected. The property benefits from full uPVC double glazing and gas-fired central heating.

TENURE

Freehold with vacant possession on completion. Ratable Value £11,500.

LOCAL AUTHORITY

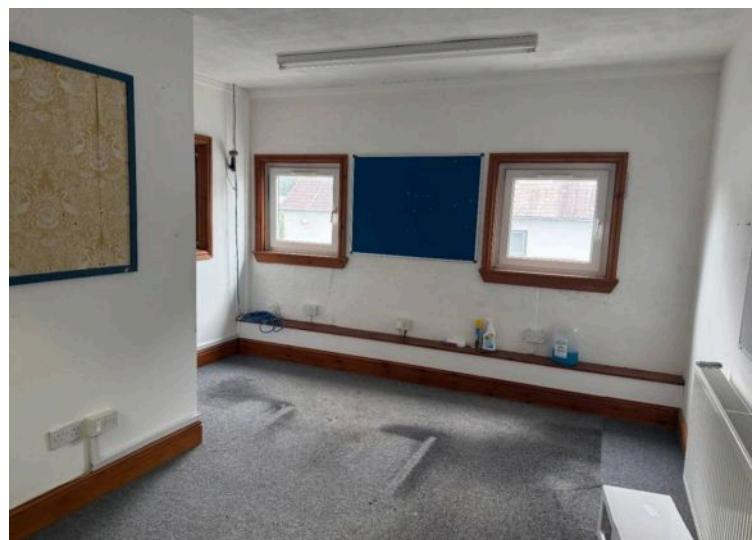
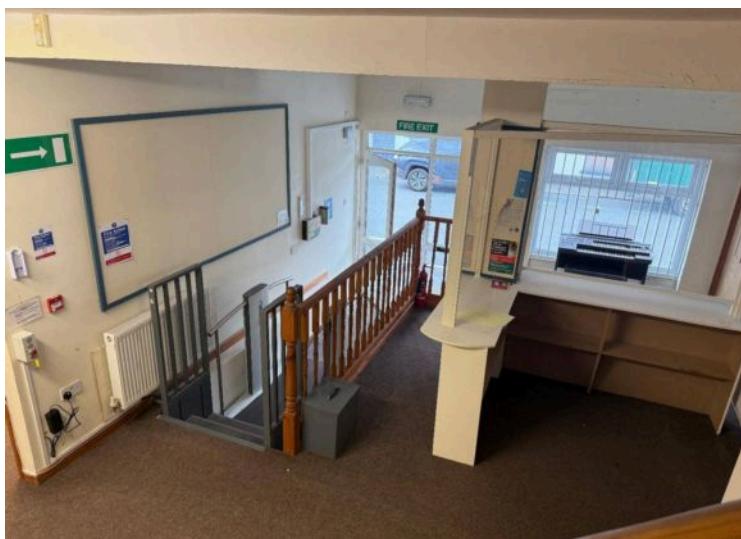
Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire Tel: 014377604551 Website: www.pembrokeshire.gov.uk

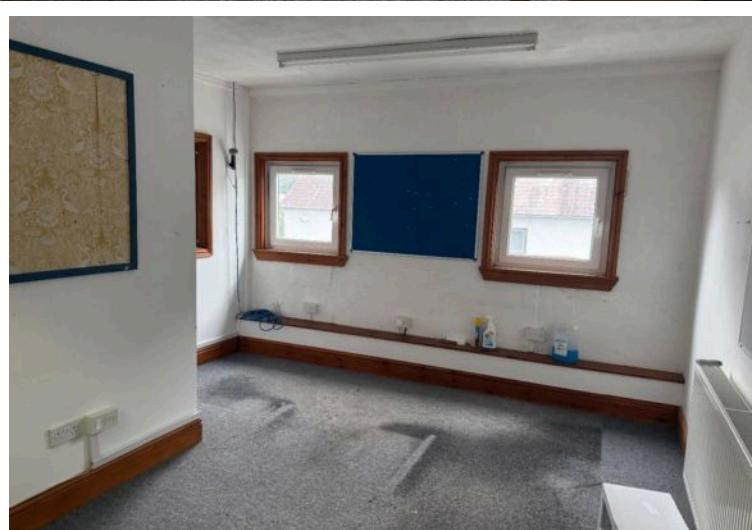
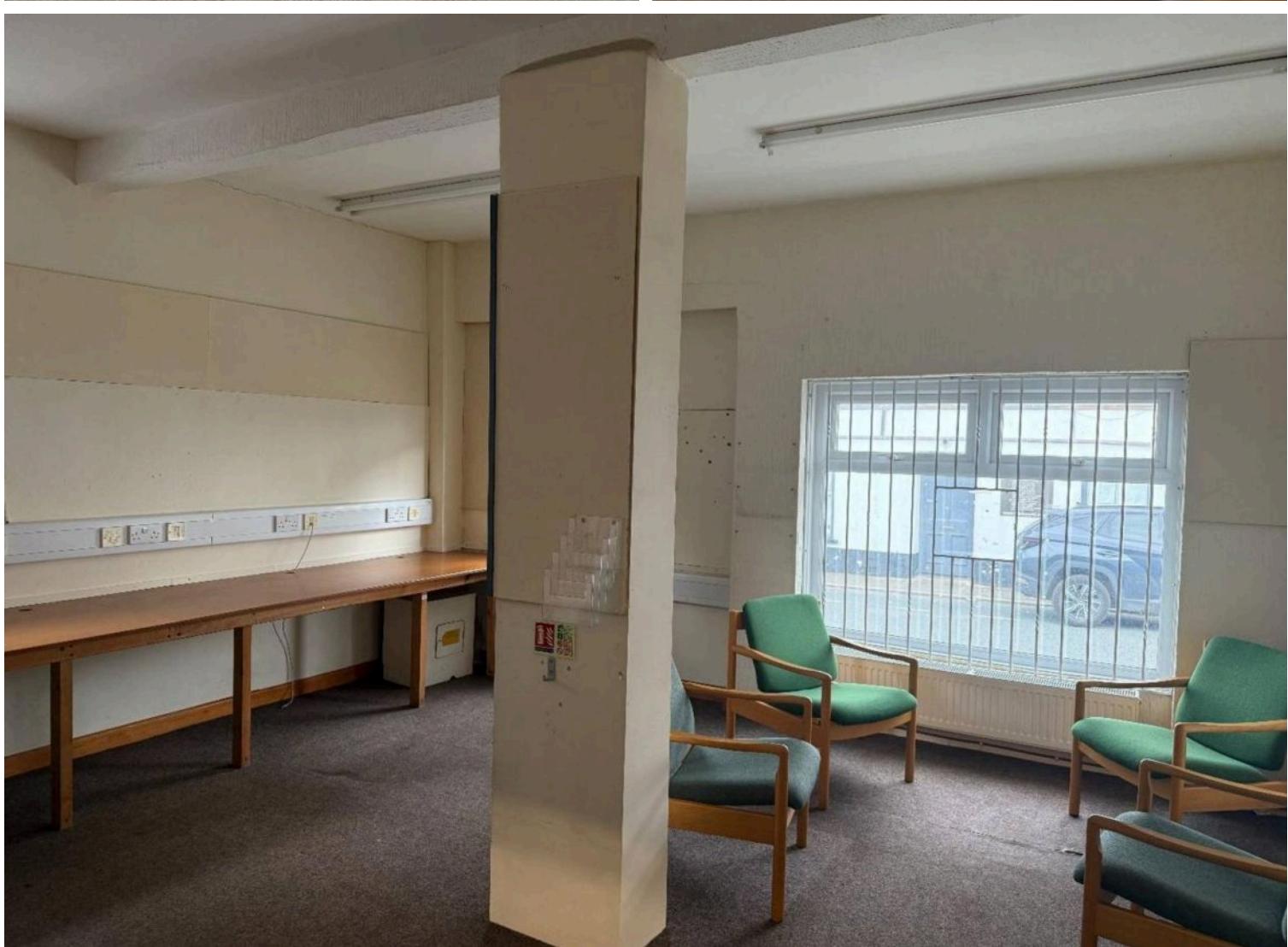
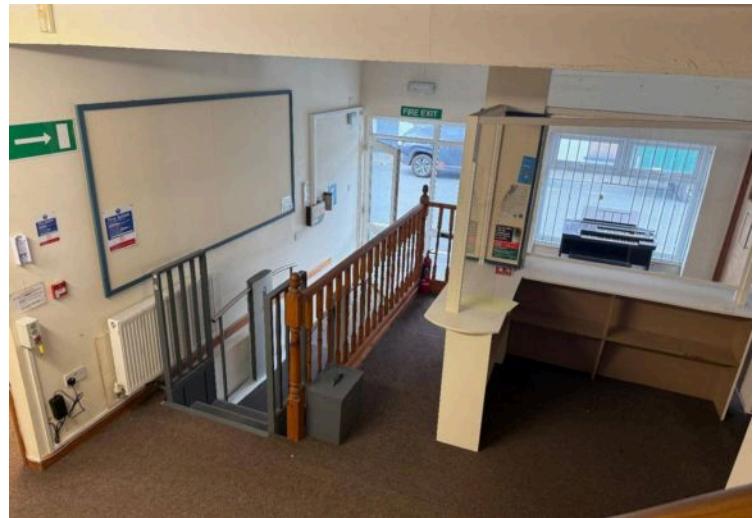
GENERAL REMARKS

The sale of 43 Cartlett offers an opportunity to purchase a conveniently located commercial premises, suitable for a variety of uses. The property has been historically used as a takeaway, suite of offices and for retail purposes and offers flexible accommodation over two floors that we feel is suitable for a variety of uses. Viewing is therefore highly recommended and interested parties should be aware that the vendor would consider a rental option on terms to be agreed.



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*Flexible commercial premises within a convenient location. *Currently over two floors, the property offers ground floor and first floor office spa...

Council Tax band: TBD



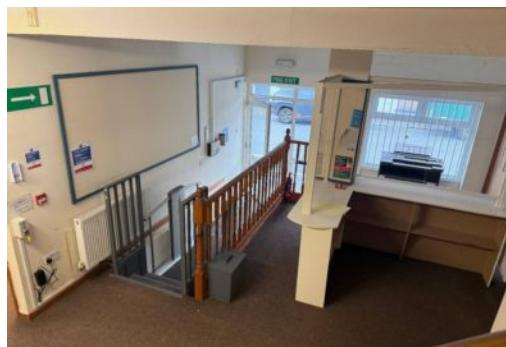
- Currently over two floors, the property offers ground floor and first floor office space.
- ALSO AVAILABLE TO RENT ON TERMS TO BE AGREED.
- Historic uses include offices, retail and a takeaway.
- Flexible commercial premises within a convenient location.

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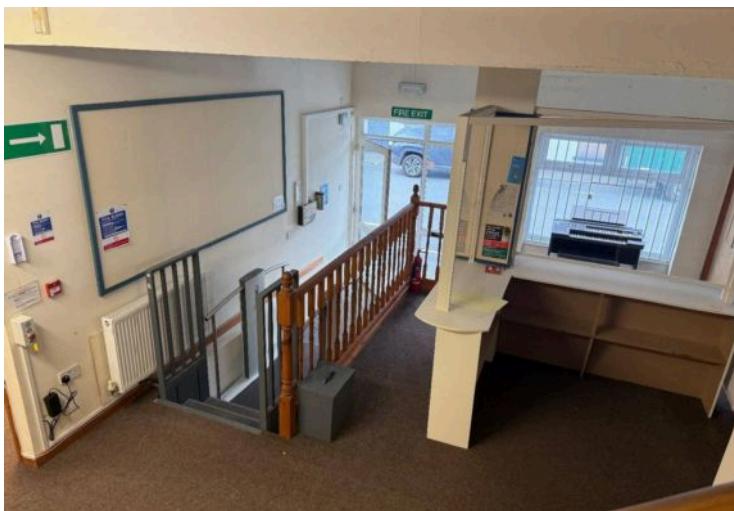
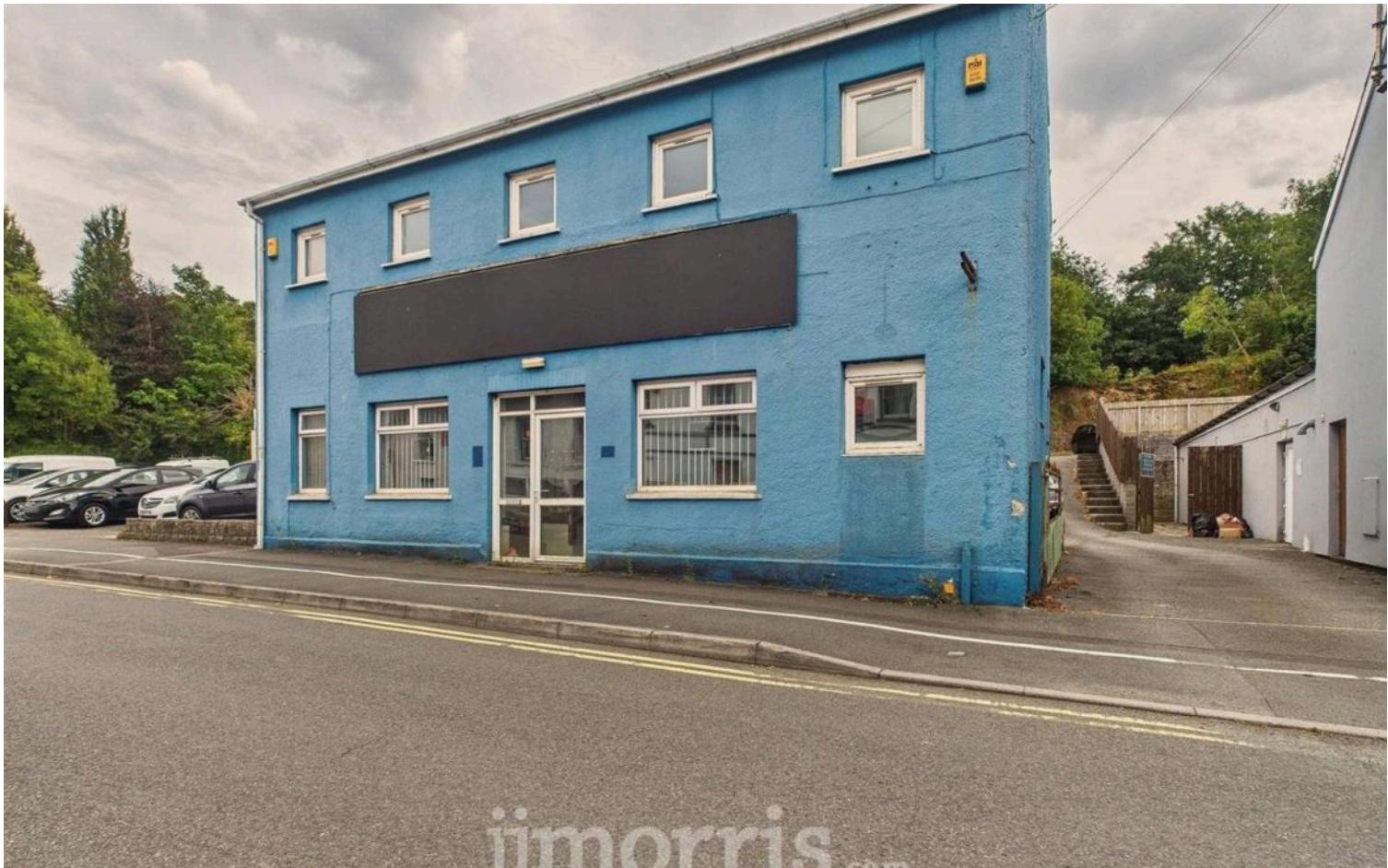


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Entrance Porch

Entrance door and door leading to:

Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase



Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

Storage Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing

You can include any text here. The text can be modified upon generating your brochure.