



12 Goat Street, Haverfordwest – SA61 1PX

£150,000

Commercial Premises To Purchase

Grade II Listed Building

*Charming Features

*Nicely Presented Throughout

*Gated Private Parking Area

*Low Maintenance Courtyard

*Town Centre Location

*Potential For Conversion To Residential Use, Subject To Consent

Description/Situation

JJ Morris are thrilled to present 12 Goat Street, a remarkable Grade II listed property that exudes character and offers an abundance of space. This distinctive property seamlessly blends historic charm with practical features, making it a unique opportunity for prospective buyers. The property comprises two spacious office buildings, each retaining much of their original character while offering functional and versatile spaces for a variety of uses. Adding to its appeal, 12 Goat Street benefits from a private, gated side access leading to an off-road parking space suitable for one vehicle – a rare and valuable feature in this central location. Situated within easy walking distance of the town centre, the property provides convenient access to local amenities, shops, and services. Additionally, it is located near St. Thomas Green, where further car parking facilities are available, enhancing its practicality for both business and personal use. Properties of this type and in such a prime location seldom come to market. With its combination of historical significance, functional space, and central positioning, 12 Goat Street represents a rare opportunity that deserves serious consideration. We highly recommend arranging a viewing to fully appreciate everything this exceptional property has to offer.

Ground Floor Office Space

Office accessed via wooden door, windows to the fore, radiators, fitted shelving, louvre light fittings, work surface space, sash window to the rear, wooden door to the rear leading out to courtyard area via steps with handrail, steps leading to the W.C. and basement, staircase leading to the first-floor landing.

W.C.

Low level w.c, wash hand basin, radiator.

Basement

Lighting and power supply, radiator, alarm system.

First Floor Landing

Fitted shelving, Steps leading up to offices, doors leading off to:

Kitchen Area

Velux window to rear aspect, a range of wall and base units with work surface over, stainless steel sink and drainer, space for white goods and fridge/freezer.

Bathroom

Velux window to rear aspect, low level w.c, wash hand basin, tiled splash back, radiator, cupboard housing hot water tank and Stelrad boiler.

Office 1

Velux window to rear aspect, radiator.

Office 2

Sash window to the fore, radiator, louvre light fitting.

Office 3

Sash window to the fore, radiator, louvre light fitting.

Training Building/Meeting Room

Hallway

Accessed via wooden door, sash window to side aspect, fitted cupboard space, wall mounted electric heater, wooden staircase leading to first floor, alarm system.

Ground Floor Space

Sash window to side aspect, wall mounted electric heater, wooden door to the rear, fitted shelving, louvre light fittings.

First Floor Space

Large window over staircase, window to the rear aspect, Velux window to the side aspect, loft hatch, louvre light fittings, Vaulted ceiling.

Externally

To the side of the main building, there is a paved, private, and securely gated area designed to accommodate off-road parking. This space offers both convenience and peace of mind for vehicle owners, ensuring easy access while maintaining privacy and security. At the rear of the main building, nestled between the structures, is a charming low-maintenance paved courtyard. The courtyard's thoughtful design ensures minimal upkeep, allowing you to enjoy the space without the hassle of extensive maintenance.

Tenure

The property is freehold. We are advised it is a Grade II listed building.

Services

We are advised all mains services are connected.

Local Authority

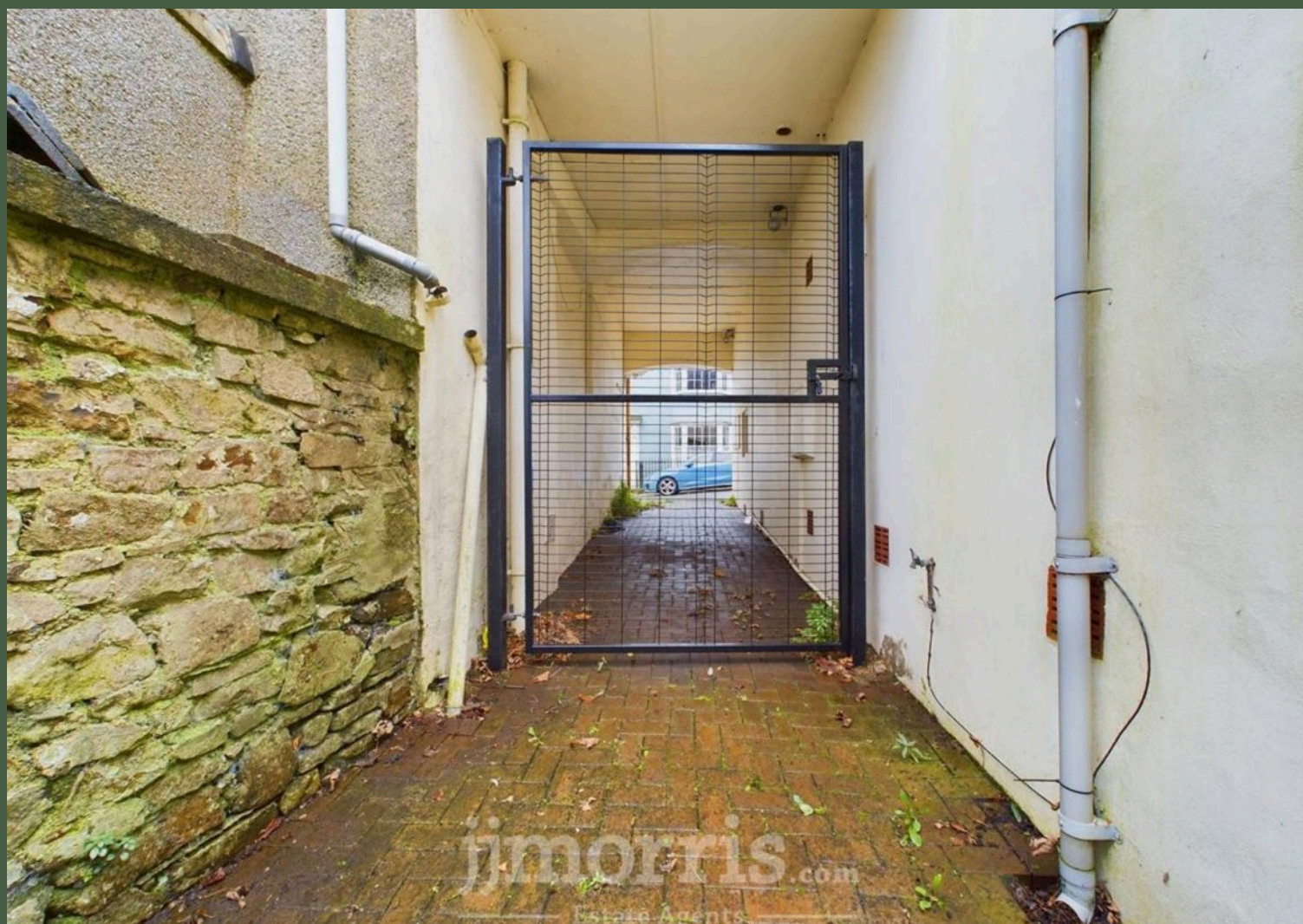
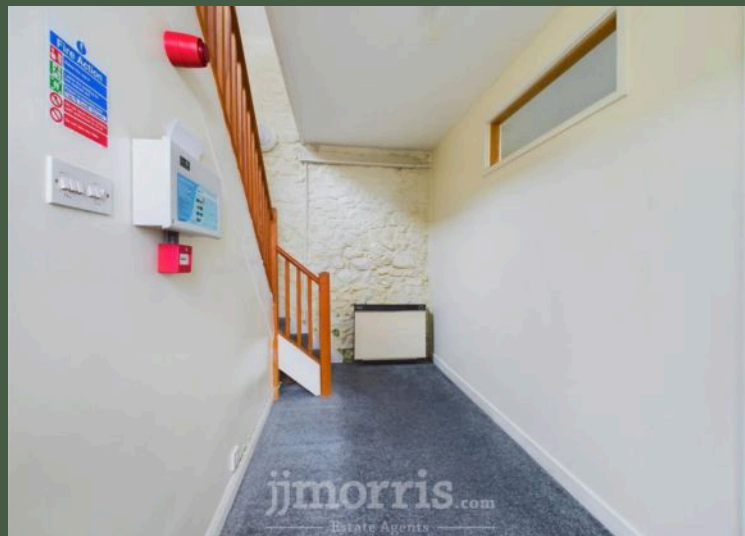
Pembrokeshire County Council, County Hall,
Haverfordwest, Pembrokeshire, SA61 1TP

Rateable Value

Current rateable value (1 April 2023 to present) – £5,900









Floor 2