



## K C Motors Ltd, Pill Road – SA73 2NS

Offers in the Region of: £175,000

A substantial commercial premises historically used as a car repair and garage but with potential for plenty of other uses, subject to the necessary planning consents being obtained. Convenient setting within easy reach of the facilities available within Milford Haven.

## SITUATION

The premises occupy a prominent position on Great North Road which is the main approach for a road leading into the busy port town of Milford Haven, which offers a good range of local services and facilities being some 6-7 miles or so south of the larger town of Haverfordwest which, as the principal administrative centre for the coastal county of Pembrokeshire, has the benefit of an extensive range of services and facilities. The property is located within a mix commercial and residential area and enjoys a prominent frontage.

## DESCRIPTION

Exciting Opportunity to Acquire the Former "K C MOTORS" Premises on Pill Road, Milford Haven This spacious property, spanning approximately 4,067.5 sq. ft., offers a versatile space suitable for a variety of uses. Rateable Value: £7,100 (as of April 1, 2023) Previously operating as a car repair garage, the premises could easily be reinstated for similar use. Alternatively, it provides excellent potential for storage, warehouse use, or even a change of use to residential development (subject to relevant planning permissions). Situated in a prime location near local schools, shops, and the amenities of Milford Haven Marina, as well as being close to the main thoroughfare through Milford Haven, this property presents an ideal opportunity for businesses or developers.

### Main Workshop Area

Dimensions: 19.5m(max) x 12.83m(max) (63'11"(max) x 42'1"(max).

### Workshop Space (next to entrance)

Dimensions: 4.95m x 12.14m (16'2" x 39'9").

### Reception

Dimensions: 3.35m x 5.7m (10'11" x 18'8").

### Office

Dimensions: 5.08m x 3.25m (16'7" x 10'7").

### Break Room

Dimensions: 5.28m(max) x 3.7m (17'3"(max) x 12'1").

### WC

Dimensions: 1.7m x 2.18m (5'6" x 7'1").

## SERVICES

We are advised that all mains services are connected to the property.

## TENURE

Freehold with vacant possession upon completion.

## LOCAL AUTHORITY

Pembrokeshire, County Council, County Hall,  
Haverfordwest, Pembrokeshire, SA61 1TP TEL: 01437 764551  
<https://www.pembrokeshire.gov.uk>

## GENERAL REMARKS

An opportunity to purchase a prominent commercial premises.











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