



## Broadway Garage, Broad Haven – SA62 3HX

£175,000

\*Prominent commercial premises within half a mile of the popular coastal village of Broad Haven

\*Flexible portal frame style buildings suitable for a variety of uses, subject to the necessary consents being obtained

\*Most recently used for vehicle repairs etc but historically used as a filling station with ample forecourt space suitable for car sales (STP)

\*No Ongoing Chain

## SITUATION

The Premises are situated at Broadway, which comprises a small hamlet of properties within half a mile or so of the popular coastal village of Broad Haven and some 5 miles or so west of the town of Haverfordwest, which has a benefit of a wide range of services. Broad Haven itself offers a reasonable range of local amenities and is now a year-round tourist destination which boasts a local population of approximately 1300 and serves a wider rural area. The premises are located within the Pembrokeshire Coast National Park.

## DESCRIPTION

A plan showing the extent of the site is attached for identification purposes only. We would estimate the site extends to 0.14ha (0.35 acres) or thereabouts in total and would advise that the site was previously used as a petrol filling station with associated car repair workshop and MOT facility. There is also an open storage yard. The Site is level and has an extensive roadside frontage. The principal building comprises the main WORKSHOP being a steel portal frame building within infill block walls to a height of approximately 1.5m and then box profile clad elevations. The building has an adjoining LEAN-TO off which is divided into three sections providing an office, storage area and WC. There are roller shutter doors to the fore. Further buildings include the MOT shed and a Small office. The MOT Shed comprises a steel portal frame building with infill block walls to a height approximately 1.5m. There is a roller shutter door to the fore. Close by is a small MOT office building constructed of precast concrete walls.

## SERVICES

Mains water and electricity (single phase) are connected. There is a basic private drainage system.

## RATING ASSESSMENT

We understand from research of the Government website that the Rateable Value of the premises is £4,200. This is effective from April 2023. The Rating assessment is based on a ground floor garage of 179.9 m<sup>2</sup> which is based on an internal area.

## TENURE

Freehold with vacant possession upon completion. N.B. There is no ongoing chain

## LOCAL AUTHORITIES

Pembrokeshire County Council: Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire, SA61 1TP. Tel: 01437764551 [www.pembrokeshire.gov.uk](http://www.pembrokeshire.gov.uk)  
Pembrokeshire Coast National Park: National Park Office Llanion Park Pembroke Dock Pembrokeshire, SA72 6DY Tel: 01646 624800 [www.pembrokeshirecoast.wales](http://www.pembrokeshirecoast.wales)

## GENERAL REMARKS

This is a rare opportunity to purchase a highly prominent commercial premises fronting onto a busy roadway within half a mile or so of the popular coastal village of Broad Haven. The premises offer versatile commercial accommodation that has most recently been used as an MOT centre and vehicle repair garage but may have potential to other uses, subject to any necessary consents being obtained.

## Plan



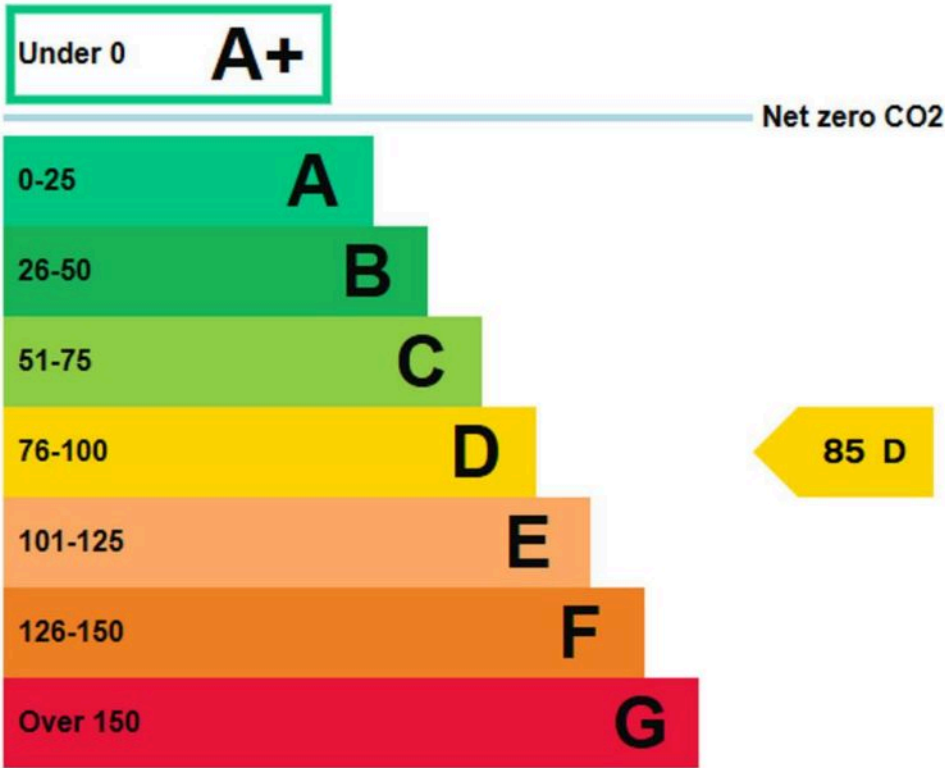






# Energy rating and score

This property's energy rating is D.



Council Tax band: TBD

