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The Tile & Bath Co Premises , Haverfordwest, SA61 1JJ

£25,000

- * Highly visible prime location at Merlins Bridge
 - * 12,000sq ft premises to let
 - * New Lease available
 - * £25,000 per annum
- * Vacant possession available at 3 months notice
 - * EPC Rating "B"

DIRECTIONS:

If approaching from the east on the A40, follow signs to Milford Haven. At the end of the town's southern by pass you will find the McDonalds roundabout. Take the first exit signed Llangwm/Burton and turn immediately right opposite Clever Clogs into Magdelene Street. The Tile & Bath Co premises will be found at the end of the road on the right hand side.

SITUATION:

Located just off the roundabout at Merlins Bridge, the premises is highly visible when approached from the Milford Haven direction on the A4076 trunk road. Access is via the Freystrop/Llangwm/Burton exit from the McDonalds roundabout at Merlins Bridge and taking the first right turn (opposite Clever Clogs) to Magdelene Street. Haverfordwest is the county town of Pembrokeshire with its extensive range of amenities and facilities which briefly include secondary and primary schools, churches, chapels, Banks, Building Societies, hotels, cinema, restaurants, public houses, cafes, takeaways, art galleries, a library, supermarkets, leisure centre, petrol filling stations, the County Council offices and the county hospital at Withybush and the new Withybush Retail Park which includes big names such as Laura Ashley, Next, Debenhams, M&S and TK Maxx.

DESCRIPTION:

A detached 2 storey building, re-roofed in 2011, the accommodation of which comprises:

GROUND FLOOR:

Main Showroom: 54'2" x 90'8" (16.53m x 27.66m)

With suspended ceiling and fluorescent strip lighting, with side display areas of 7.57m x 5.33m (24' 10" x 17' 6") and with 6.05m x 5.76m (19' 10" x 18' 11") door to

Store: 20'2" x 19'9" (6.17m x 6.03m)

Pedestrian door to front offices and pedestrian to rear to

Rear Store:

15.08m (49' 6") excluding the staircase to the first floor x 7.58m (24' 10") with roller shutter door to rear and further area to side 4.53m x 3.94m (14' 10" x 12' 11") with fire door out and inaccessible corner store off.

The OFFICES are approached via a pedestrian door in the south east corner of the main show room, leading to

Kitchen: 12'2" x 6'5" (3.73m x 1.96m)

with plastic sheeted walls, sink unit and kitchen units to one wall and south facing window.

W.C.'s:

with 2 w.c. cubicles, wash basin and 2 south east facing windows.

Passage leading to storage cupboard. Staircase to first floor to

FIRST FLOOR:

Landing:

With doors off to

Room 1: 16'7" x 11'8" max (5.07m x 3.58m max)
with east facing window.

Room 2: 9'8" x 7'0" (2.96m x 2.14m)
with no window.

Room 3: 15'0" x 9'8" (4.58m x 2.97m)
with 2 east facing windows and internal window to passage.

Room 4: 9'8" x 6'5" (2.96m x 1.98m)
with east facing window.

Toilets:

with 2 urinals, 3 wash basins and south east facing windows.

N.B: A further 2,650sqft first floor sales area has been abandoned by the current tenants. The staircases could be reinstated if required.

Externally:

A triangular car parking area lies to the fore (south) of the property with space for 15 – 20 cars, with space for 4 staff vehicles to the side, and a goods inward delivery yard to the rear, accessed via a shared lane to the side (east), as shown on the plan.

Servides Etc.

Mains water, electricity and drainage are connected. Mains gas should be available.T

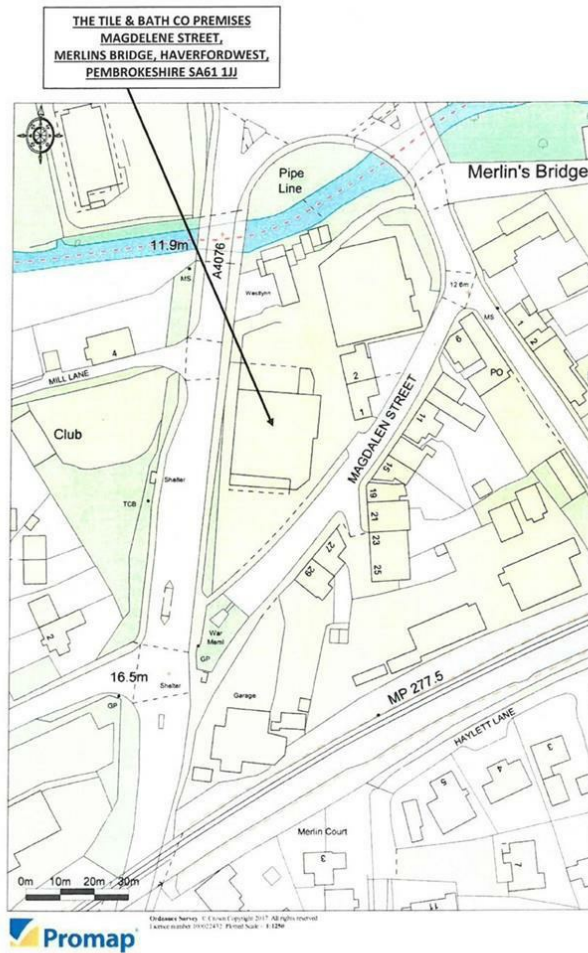
TENURE: The premises are available to let under a new Lease.

LOCAL AUTHORITY: Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire SA61 1TP. Tel: 01437 764551.

The Rateable Value of the premises is £23,250.

N.B: The premises are currently occupied by the Tile & Bath Co under an agreement that can be terminated at 3 months notice. Interested parties are asked to respect the Tenants rights to occupy the premises without interference.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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