

31-33 High Street, Haverfordwest, Pembrokeshire SA61 2BW

Guide Price £125,000*

A SUBSTANTIAL FREEHOLD COMMERCIAL BUILDING DIVIDED INTO 17 UNITS WITH INVESTMENT INCOME



This substantial freehold commercial building is divided into 17 units with investment income consisting of 2 shopfront units on the ground floor and 15 office units over the ground, first and second floors. The premises is situated in a prime location within the town centre of Haverfordwest which is an attractive and ancient county town of Pembrokeshire. The property has been recently renovated and benefits from a new roof. 11 out of the 17 units are rented and are currently generating £1,410.00 PCM income (£16,920.00 PA). The property also has scope to convert the upper floors into residential units while keeping the ground floor as a commercial unit subject to obtaining any relevant planning permission. Haverfordwest Railway station is 0.4 miles away and good road links serve the area including the A40 & M4 into London. The town centre is vibrant with many local businesses, banks and an award winning Farmers Market open daily. This opportunity will be of interest to investors and developers. Currently, the following units are let: 1 & 6 – £300 PCM total 2 & 3 – £400 PCM total 7 & 12 – £160 PCM total 8 & 9 – £200 PCM total 15 & 16 – £200 PCM total 17 – £150 PCM Current Total: £1,410.00 PCM (£16,920.00 PA) Total potential income when fully let is estimated to be £30-32k PA

ACCOMMODATION

Freehold commercial building divided into 2 retail shopfront units on the ground floor and 15 office units over the ground, first & second floors. There is also a loft room on the left side of the building (31) which is technically a third floor – approx 30 Sq.M which is currently being used as storage. The building is Approx 8,072 Sq.ft (750 Sq.M)

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Pembrokeshire County Council – 01437 764551 Rateable Value For Business Rates: Unit 1 – £3,200 Unit 2 – £5,200 Unit 3 – £1,750 Unit 4 – £1,825 Unit 5 – £1,825 Unit 6 – £2,000 Unit 7 – £1,475 Unit 8 – £2,500 Unit 9 – £2,450 Unit 10 – £2,500 Unit 11 – £2,500 Unit 12 – £2,450 Unit 13 – £2,350 Unit 14 – £1,575 Unit 15 – £2,350 Unit 16 – £2,475 Unit 17 – £2,000 Total: £40,425 NOTE: Business rates are not payable on any vacant units that have a rateable value below £2,600.00

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

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