

TO LET

Substantial two storey town centre retail premises

Swan Square

Haverfordwest

SA61 2AJ

**WATTS &  
MORGAN**  
Commercial



- Property is situated in a prime town centre location at the northern end of the pedestrianised Bridge Street a prime pedestrian pitch within the town centre.
- Substantial two storey retail premises providing for approximately 383.5sq.m (4125sq.ft) of ground floor sales, 237sq.m (2544sq.ft) of first floor sales and being suitable for a variety of retail, leisure or business uses subject to the obtaining of any necessary change of use planning consent.
- Immediately available To Let under terms of a new FRI Lease at a rental of £55,000 per annum exclusive.

**Substantial two storey town centre retail premises  
Swan Square  
Haverfordwest  
SA61 2AJ**

**LOCATION**

Property is situated in a prime town centre location at the northern end of the pedestrianised Bridge Street a prime pedestrian pitch within the town centre.

Occupiers in close proximity include Santander, Edinburgh Woollen Mill, Greggs, Mountain Warehouse and Vision Express.

**DESCRIPTION**

The property briefly comprises of a substantial detached two storey retail shop and premises that occupies a prominent corner location with substantial retail frontage.

**ACCOMMODATION**

The property briefly provides the following accommodation:-

Ground Floor Sales: 383.5sq.m (4125sq.ft) NIA  
Ground Floor Ancillary: 20.13sq.m (217sq.ft)  
First Floor Retail: 237sq.m (2544sq.ft) NIA  
First Floor Ancillary: 58.29sq.m (620sq.ft)

**TENURE**

The property is immediately available To Let under terms of a new FRI Lease for a term of years to be agreed.

**RENTAL**

£55,000 per annum exclusive

**BUSINESS RATES**

To be advised.

**EPC**

This property has an energy performance rating of 66 which falls within a band C.

**TENANT INCENTIVES**

Tenant incentives such as a short rent-free period and/or initial concessionary rental may be made available subject to status.

**VAT**

All figures quoted are exclusive of VAT if applicable.

**LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in the transaction.

**VIEWING**

Strictly by appointment only through sole letting agents:

**Messrs Watts & Morgan LLP**

**Tel: (01656) 644288**

**Email: [commercial@wattsandmorgan.co.uk](mailto:commercial@wattsandmorgan.co.uk)**

**Please ask for Dyfed Miles or Sara Magness**



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