



Picton House, Picton Place, Haverfordwest

£80,000 Freehold

Historic Grade II listed three-storey commercial property in Haverfordwest centre. Period features. Needs renovation. Ideal for investors, developers, or owner-occupiers.



Council Tax band: TBD

Tenure: Freehold

- Ideal project for an investor or developer
- Potential for a range of commercial or mixed uses (STP)
- Substantial Grade II listed property
- Approx. 3,000 sq. ft. across three floors
- Prime town centre position
- Period architectural features throughout

GROUND FLOOR

Entrance Hall

Timber entrance door, fitted carpet

Hallway

Fitted carpet

Office

Dimensions: 3.90m x 5.20m (12'10" x 17'1"). Dual aspect windows, fitted carpet

Office

Dimensions: 3.00m x 4.20m (9'10" x 13'9"). Window to side, fitted carpet

Office

Dimensions: 3.70m x 3.00m (12'2" x 9'10"). Window to side, fitted carpet

Meeting Room

Bay window to side, fitted carpet

LOWER GROUND FLOOR

Hallway

Timber entrance door

Store Room

Dimensions: 3.50m x 4.30m (11'6" x 14'1").

Store

Dimensions: 1.70m x 2.90m (5'7" x 9'6").

Kitchenette

Dimensions: 1.10m x 2.10m (3'7" x 6'11"). Base unit with single drainer sink, window to rear

Store Room

Dimensions: 2.50m x 2.90m (8'2" x 9'6").

Store Room

Dimensions: 2.10m x 2.90m (6'11" x 9'6").

Store Room

Dimensions: 4.70m x 3.50m (15'5" x 11'6").

FIRST FLOOR

Landing

Office

Dimensions: 3.90m x 3.90m (12'10" x 12'10"). Dual aspect windows, fitted carpet

Office

Dimensions: 3.00m x 4.20m (9'10" x 13'9"). Window to side, fitted carpet

Office

Dimensions: 3.90m x 2.50m (12'10" x 8'2"). Window to front, fitted carpet

Female WC's

Male WC's

Office

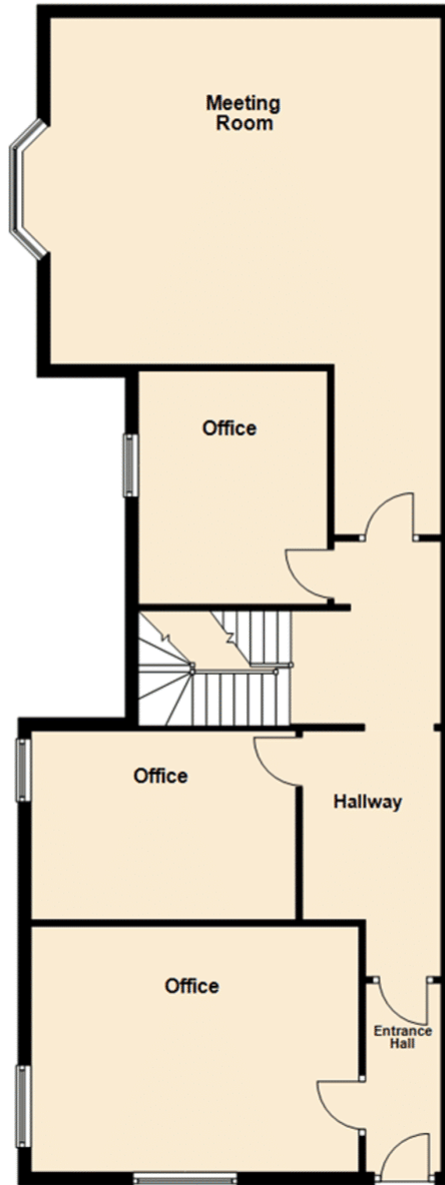
Dimensions: 5.60m x 2.60m (18'4" x 8'6"). Bay window to side, fitted carpet

Office

Dimensions: 4.40m x 3.50m (14'5" x 11'6"). Window to rear, fitted carpet

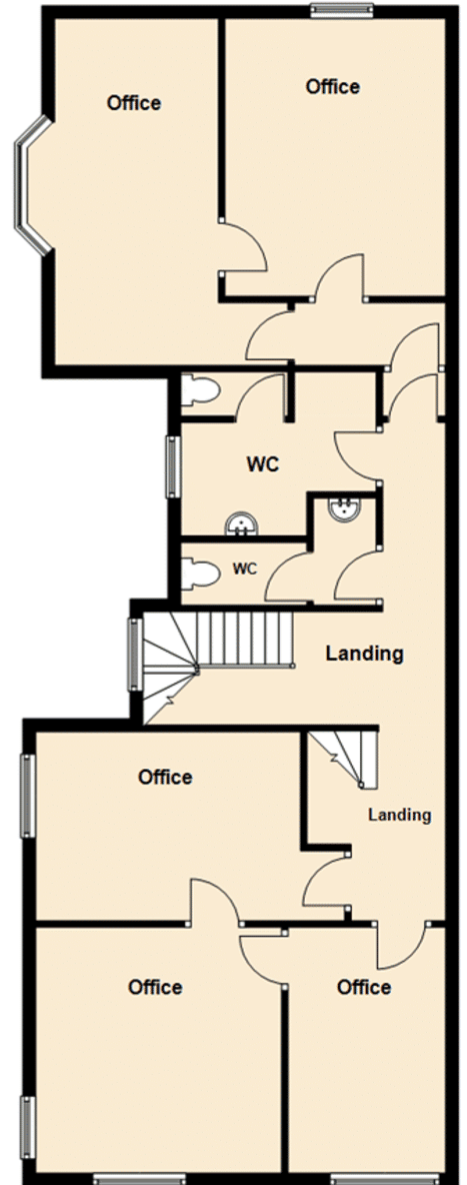
Ground Floor

Approx. 107.7 sq. metres (1159.2 sq. feet)



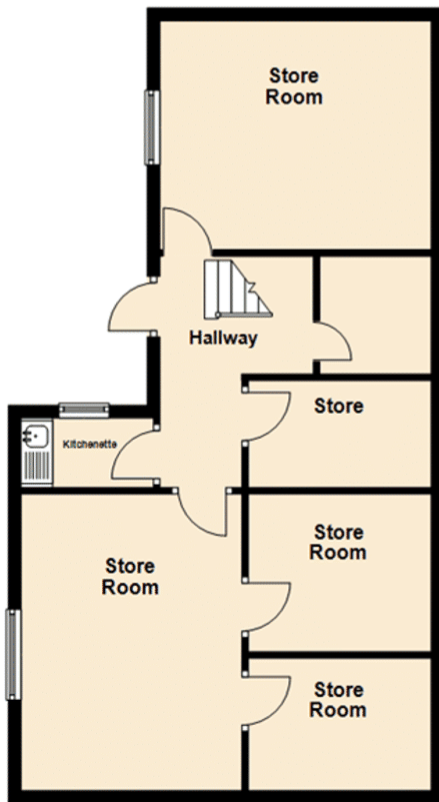
First Floor

Approx. 106.4 sq. metres (1145.4 sq. feet)



Basement

Approx. 65.4 sq. metres (704.4 sq. feet)



Total area: approx. 279.5 sq. metres (3009.0 sq. feet)

For illustration purposes, do not scale.
Plan produced using PlanUp.

Picton House, 2 Picton Place, Haverfordwest

You can include any text here. The text can be modified upon generating your brochure.