



Unit 1, 45a, High Street, Haverfordwest

£792 pcm

Prime retail unit to let in Haverfordwest town centre. Three storeys with ground floor retail, first floor office and staff areas, and second floor storage. High Street frontage.

Council Tax band: TBD



Ground Floor – Approx. 960 sq. ft.

Main retail area with wide frontage window Store room

First Floor – Approx. 884 sq. ft.

2 x spacious offices Kitchenette WC facilities

Second Floor – Approx. 1,119 sq. ft.

Managers office 3 x large store rooms

Tenure

Lease terms to be negotiated – £9,500 per annum on an internal insuring and repairing basis.

Business Rates

We understand from the Valuation Office Agency website that the current rateable value is £11,750 (1st April 2023 to 31st March 2026). Future rateable value (from 1 April 2026) £11,250 The property will need to be reassessed following recent configuration changes.

Commercial Energy Performance Certificate

CEPC: C – 55