



The Candle Store, Quay Street, Haverfordwest

£245,000 Freehold

Freehold Grade II listed commercial property in central Haverfordwest. Annual rental income £24,000. Versatile use with potential for a residential flat on the second floor.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



FREEHOLD INVESTMENT

This well-positioned commercial freehold property offers a solid and secure income stream, currently producing an annual rental income of £24,000.

The property boasts a prominent location in the heart of Haverfordwest, ensuring high visibility and footfall, making it an attractive option for tenants. The Grade II listed building is well-maintained and offers versatile accommodation, suitable for a variety of commercial uses, with the option for a residential flat on the second floor.

Reception

Dimensions: 4.10m x 7.19m (13'5" x 23'7"). With ground floor level access

Office

Dimensions: 3.29m x 2.30m (10'10" x 7'7").

Store**Surgery Room****Decon Room****WC**

Dimensions: 2.87m x 1.70m (9'5" x 5'7").

Hallway

With external door and stairwell to first floor

First Floor Hallway**Surgery Room**

Dimensions: 3.40m x 3.40m (11'2" x 11'2").

Surgery Room

Dimensions: 3.29m x 3.80m (10'10" x 12'6").

Surgery Room

Dimensions: 3.20m x 3.90m (10'6" x 12'10").

Store Room

Dimensions: 2.90m x 3.90m (9'6" x 12'10").

Plant Room**Store****Second Floor Landing**

Dimensions: 4.49m x 1.70m (14'9" x 5'7").

Staff Room

With base units & single drainer sink

WC**Store****Living Room**

Dimensions: 2.89m x 7.60m (9'6" x 24'11"). Fitted carpet, 2 x windows to front

Kitchen

Dimensions: 3.20m x 3.20m (10'6" x 10'6"). Matching base and wall units with contrasting work surface, single drainer sink, vinyl flooring, tiled splash back, window to front

Hallway**Bedroom**

Dimensions: 2.90m x 4.80m (9'6" x 15'9"). With access door from dental surgery, fitted carpet, window to rear

Bathroom

Panelled bath with electric shower over, pedestal hand basin, close coupled lavatory, vinyl flooring

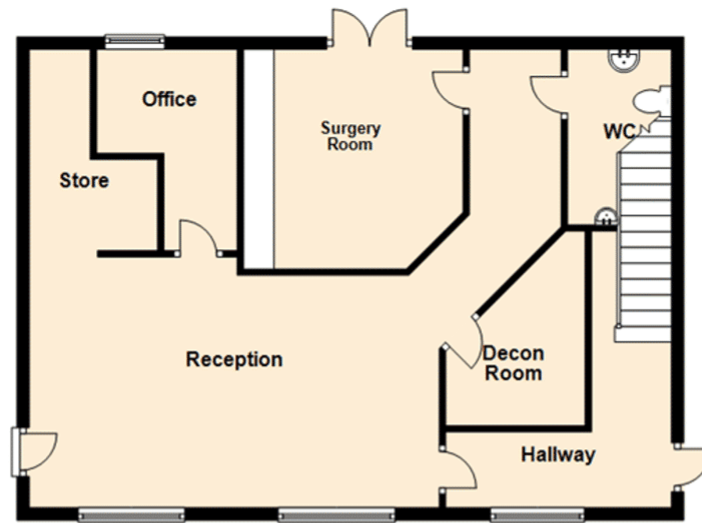
Lease Terms

We understand that the Lease is for a term of 10 years commencing January 2023 at a current rental of £24,000 per annum and upon a tenant's full repairing and insuring basis. A copy of the Lease is available to bona fide purchasers upon request.

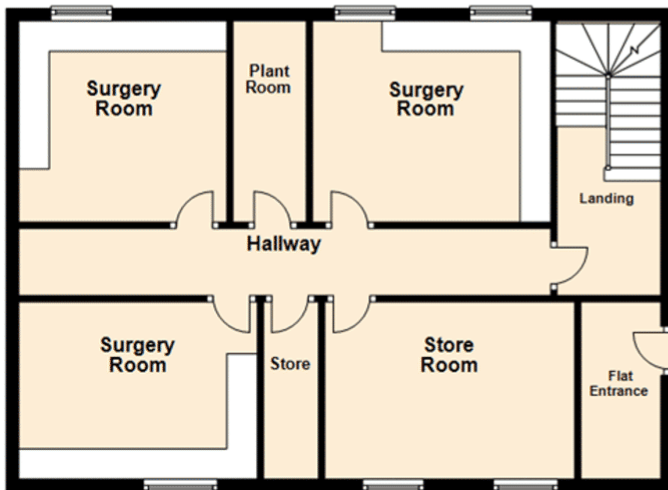
Business Rates

We understand from the Valuation Office website that the Rateable Value is £11,000 (April 2023 to present).

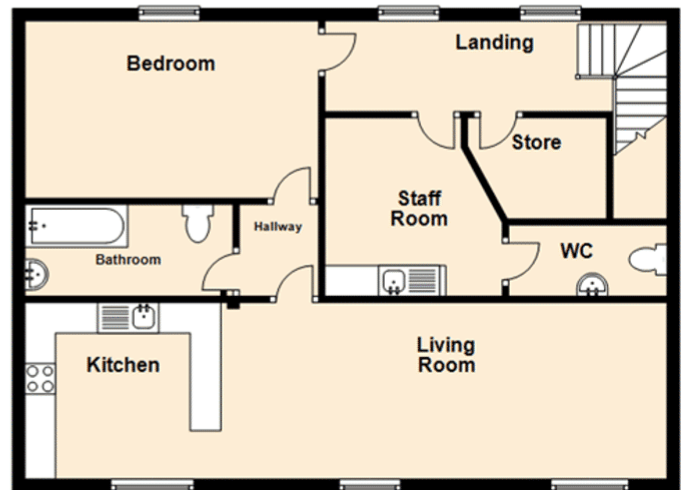
Ground Floor
Approx. 78.6 sq. metres (845.7 sq. feet)



First Floor
Approx. 79.3 sq. metres (853.5 sq. feet)



Second Floor
Approx. 79.5 sq. metres (855.3 sq. feet)



Total area: approx. 237.3 sq. metres (2554.5 sq. feet)

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

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