



Land to rear of The Larder, Vine Road, Johnston

£1,500 pcm

To let: 1.7 acres of level commercial land in central Johnston, with A4076 access. Suitable for storage, distribution, light industrial, or development. Flexible lease terms.

Council Tax band: TBD



TO LET – 1.7 Acres of Commercial Land

A prime opportunity to lease approximately 1.7 acres of level commercial land, ideally situated in the centre of Johnston, a strategic location between Haverfordwest and Milford Haven. The site offers excellent potential for a variety of commercial uses, subject to the necessary planning consents, including storage, distribution, light industrial, or development.

This versatile parcel of land benefits from convenient access to the A4076, providing strong transport links across the County. The site is generally level and accessible, with scope for additional secure fencing and gating, and is available on flexible lease terms to suit a range of business needs.

This is an ideal option for businesses seeking a well-located, adaptable base in a growing commercial area.

Location

The site is situated just off the A4076, a key route connecting Haverfordwest and Milford Haven. Johnston is a well-connected village with regular public transport links. The land benefits from close proximity to both the Milford Haven Port and Pembrokeshire's main retail and service centres, making it strategically positioned for commercial occupiers.

Planning

The land is currently unclassified but is considered suitable for a range of commercial uses, subject to obtaining the relevant planning permission. Interested parties are advised to make their own enquiries with Pembrokeshire County Council's Planning Department regarding potential development or change of use. Planning permission was conditionally approved in February 2024 for the erection of self catering holiday lodges and associated infrastructure (ref: 23/0560/PA).

Services

Mains electricity and water are available nearby. Prospective tenants should satisfy themselves as to the availability and capacity of services prior to commitment.

Tenure & Terms

The land is available to let on a new lease, with flexible terms available by negotiation. A full repairing and insuring lease will be offered. Deposit: Subject to agreement Business Rates: Not currently assessed. Any liability will be the responsibility of the tenant.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

