

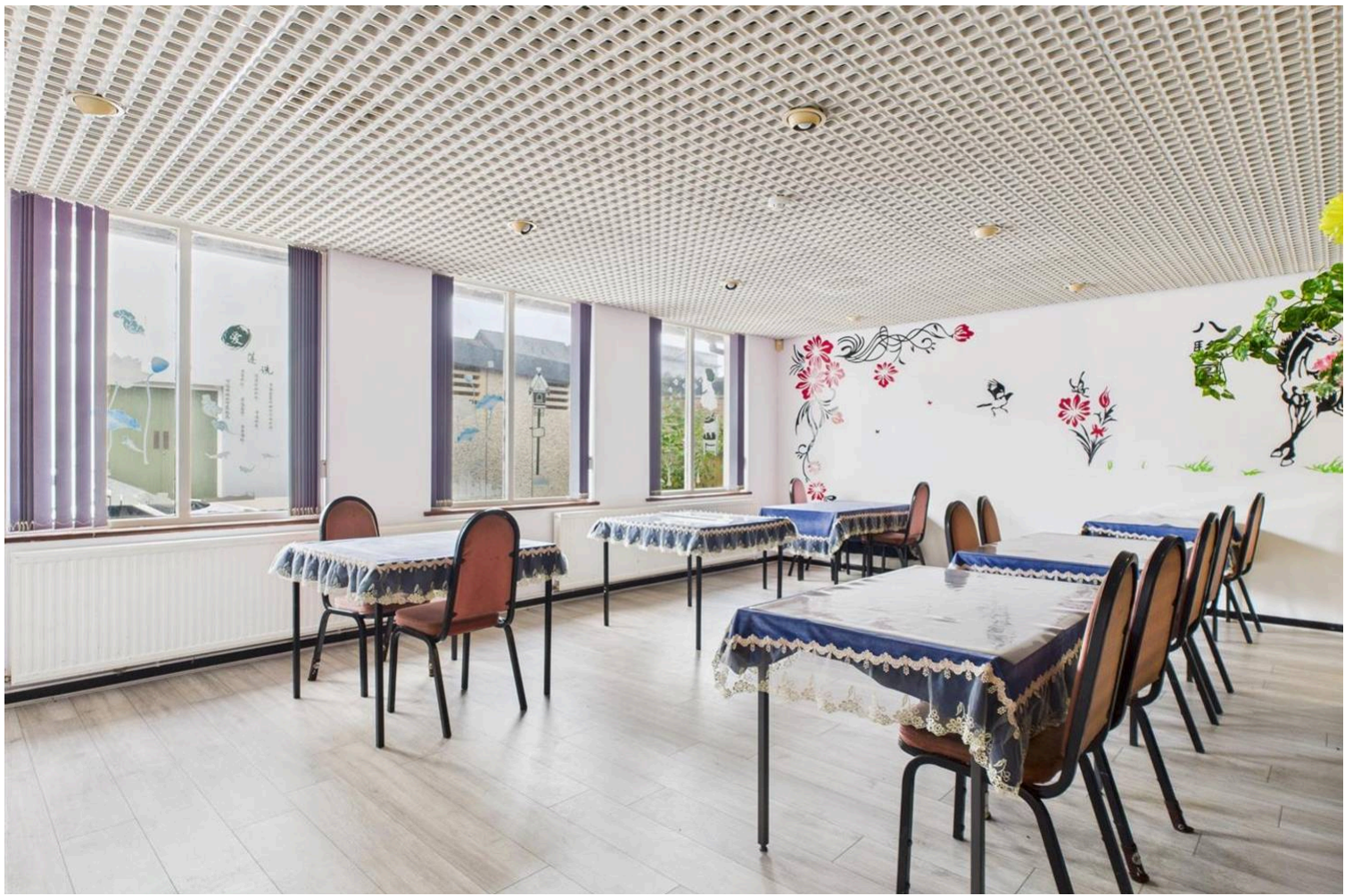
## 2, Swan Square, Riverside Market Swan Square

£280,000 | £3,000 pcm Freehold

Substantial restaurant with bar, kitchen, storage, and owners' accommodation above. Central Haverfordwest location. Two parking spaces. Potential for refurbishment or conversion (STP).

Council Tax band: TBD

Tenure: Freehold



### Restaurant with Owners Accommodation

An excellent opportunity to purchase or lease this substantial property in the heart of Haverfordwest. Occupying a prominent position on Swan Square, this versatile building offers a ground floor restaurant with bar, kitchen, and customer facilities, together with spacious ancillary storage.

The first floor provides generous residential accommodation with multiple bedrooms, bathroom, and additional storage, presenting scope for refurbishment or conversion (subject to planning).

Externally, there are two allocated parking spaces to the side.

This property represents an excellent opportunity for restaurateurs looking for a town centre setting.

## **Ground Floor**

Restaurant & Bar Area – Spacious dining area with bar servery, large windows to the front and side providing excellent natural light, and space for approximately 50 covers. Commercial Kitchen – Well-proportioned kitchen with extraction, preparation space, and direct access to ancillary stores. Customer WCs – Separate male and female cloakrooms. Ancillary Areas – Storage rooms and staff access to rear.

## **First Floor**

Owners Accommodation or Storage Space comprising: Living Room. Bedrooms – Four well-sized bedrooms. Bathroom – Comprising bath with shower over, hand basin and WC. Additional Rooms – Storage and dressing rooms offering further scope.

## **Externally**

To the side of the property are two allocated parking spaces, a rarity in this central location.

## **Lease**

The property is available to let on the basis of a new Full Repairing and Insuring (FRI) lease, for a term of years to be agreed between the parties. The tenant will be responsible for: - All internal and external repairs and maintenance of the property throughout the term; - Reimbursing the landlord for building insurance premiums; - Payment of all utilities and outgoings, including business rates; - A rent deposit (amount to be agreed) to be held by the landlord as security for the duration of the lease.

## **Business Rates**

We understand from the Valuation Office Agency (VOA) website that the property has a Rateable Value of £24,250. Interested parties are advised to verify the current rates payable with Pembrokeshire County Council.

## **VAT**

All figures quoted are exclusive of VAT. We understand that VAT is not applicable to this property.

## **Legal Costs**

Each party will be responsible for their own legal costs associated with the preparation and completion of the lease.

## **Commercial EPC**

Rating: C. Certificate available on request.



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
 298.3 m<sup>2</sup>  
 3210 ft<sup>2</sup>

**Reduced headroom**  
 17.1 m<sup>2</sup>  
 184 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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