



4 Bridge Street, Haverfordwest

£1,488 pcm

Prime town centre retail unit on Bridge Street, Haverfordwest. Ground floor sales, first floor ancillary space. Vacant possession. New lease available. Strong footfall, good frontage.



01437 762538



01646 695713



sales@rkucas.co.uk



Haverfordwest is the administrative and principal retail centre for Pembrokeshire, located approximately 35 miles west of Carmarthen and 55 miles west of Swansea. The town serves a wide rural catchment, with a population significantly increasing during peak tourist seasons. The property occupies a prime position on Bridge Street, one of the town's main retail thoroughfares. Nearby occupiers include a mix of national and independent retailers such as Superdrug, Poundland, the Post Office, Ramsdens and the recently opened Waldo Lounge, contributing to strong pedestrian flow.

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Prime retail position on Bridge Street, Haverfordwest
- Ground floor sales area extending to approx. 1,315 sq ft
- Additional first floor ancillary/storage space of approx. 1,145 sq ft
- Strong surrounding occupiers generating good pedestrian footfall
- Opportunity to secure a new lease directly from the landlord
- Available ahead of existing lease expiry

Accommodation

The property provides the following approximate areas:
Ground Floor (Sales Area): 122.25 sq m (1,315 sq ft) First
Floor (Ancillary/Storage): 106.37 sq m (1,145 sq ft) Second
Floor (Light Storage): 58.8 sq m (589.9 sq ft) Internal
Width: 7.67 m (25 ft 2 in) Shop Depth: 16.45 m (54 ft 0 in)

Tenure/Lease

The property is available to let by way of a new lease,
subject to terms to be agreed. The current lease expires
in September 2026, and the property is being marketed
ahead of this to secure an incoming tenant. An earlier
occupation date may be possible, subject to
negotiation.

Business Rates

Rateable Value (from April 2026): £17,750 Rates Payable
(2026/2027): Approximately £6,212.50 Interested parties
should make their own enquiries with the Local Authority
regarding eligibility for relief.

EPC

Energy Performance Rating: C A copy of the certificate is
available upon request.

VAT

All figures quoted are exclusive of VAT, where applicable.

Legal Costs

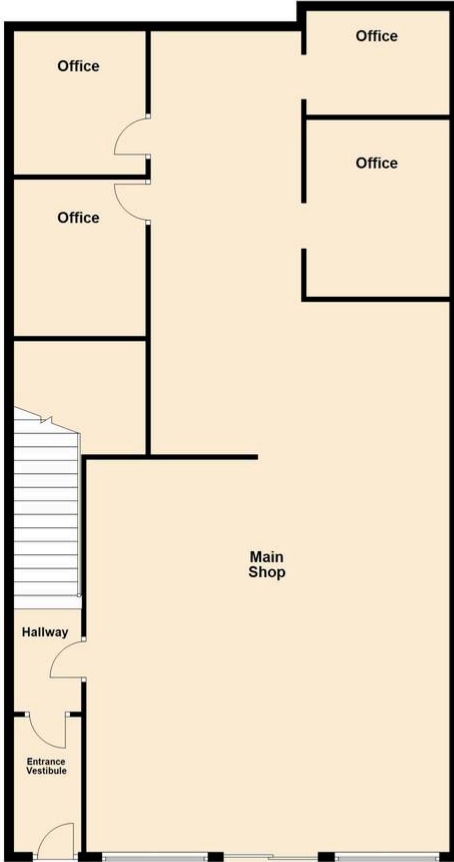
Each party to bear their own legal costs incurred in the
transaction.

Important Note

Subject to contract and availability.

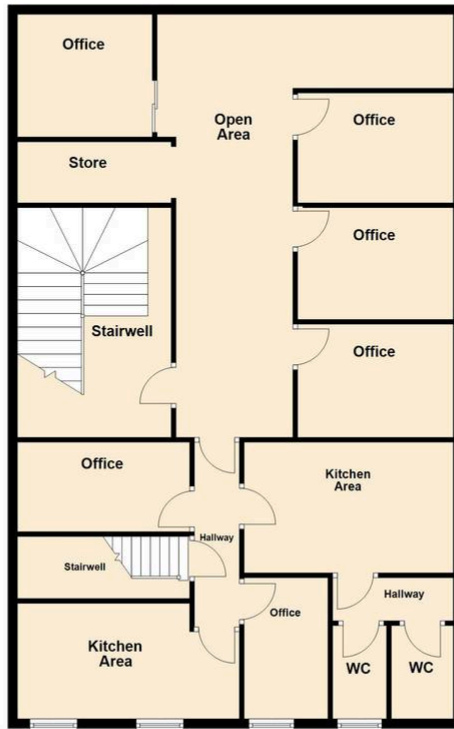
Ground Floor

Approx. 159.9 sq. metres (1720.6 sq. feet)



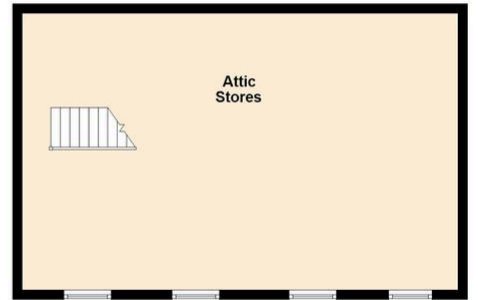
First Floor

Approx. 136.4 sq. metres (1467.7 sq. feet)



Second Floor

Approx. 54.8 sq. metres (589.9 sq. feet)



Total area: approx. 351.0 sq. metres (3778.2 sq. feet)
4 Bridge Street, Haverfordwest

