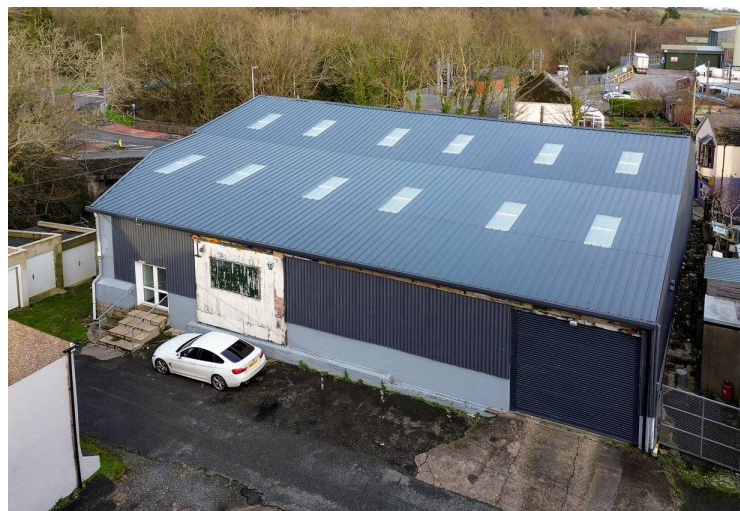




Warehouse and Premises, Magdelene Street, Haverfordwest

£280,000 | £2,334 pcm Freehold

Substantial commercial unit at Merlin's Bridge, Haverfordwest. Flexible space with showrooms, offices, kitchen, mezzanine, parking, and new roller shutter door. Suitable for various uses.



01437 762538



01646 695713



sales@rkluccas.co.uk



Council Tax band: TBD

Tenure: Freehold

- Versatile Accommodation
- On-site Parking to Front; Rear Yard Area
- Mains Services Connected
- Approx. 754 sqm (8,115 sq ft) of Internal Floor Space
- Suitable for a Variety of Uses (Subject to Planning)
- 2 x Roller Shutter Door
- EPC Rating: C
- Prominent Roadside Position for Excellent Signage Opportunities

Main Unit

Measuring approx. 531.3 sq. m. (5,716.9 sq. ft.) offering versatile accommodation suited to warehouse, showroom, workshop or storage uses, with 2 x roller shutter doors

Kitchen

Dimensions: 4.30m x 3.10m (14'1" x 10'2"). Base units, single drainer sink

Office

Dimensions: 4.30m x 2.00m (14'1" x 6'7").

WC Facilities**First Floor Office**

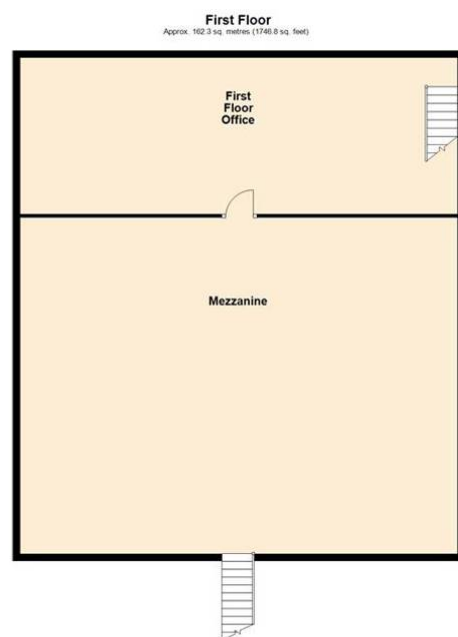
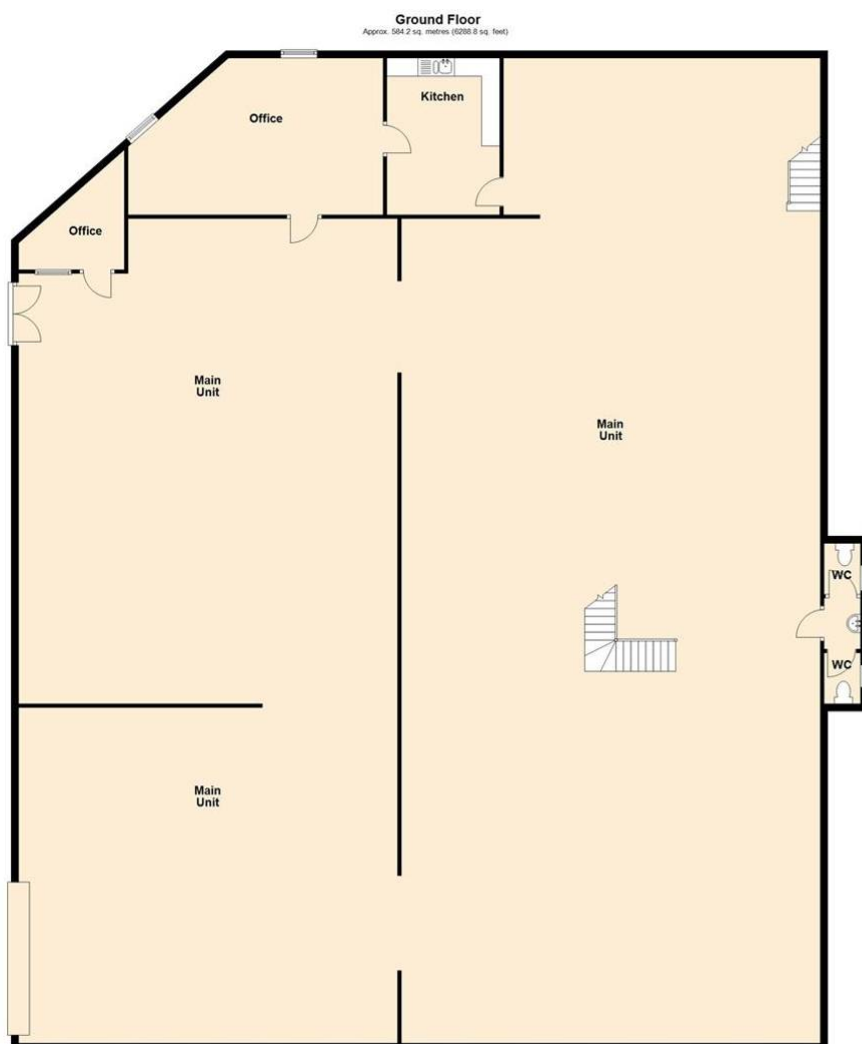
Dimensions: 4.30m x 12.00m (14'1" x 39'4").

Mezzanine

Dimensions: 9.20m x 11.90m (30'2" x 39'1").

Business Rates

We understand from the Valuation Office website that the Rateable Value is £12,000 (April 2023 to present). Prospective Lessees should verify this information with the Local Authority Revenue Department. Future rateable value (from 1 April 2026) £13,500



Total area: approx. 746.5 sq. metres (8035.5 sq. feet)
Former Character Kitchens & Bathrooms, Haverfordwest

