



## The Sheep Shop, 32 Bridge Street

£120,000 Freehold

Spacious two-story retail unit in central Haverfordwest, near Castle Square. Includes retail areas, stores, staff room.  
Option to buy the successful gift shop business.



01437 762538



01646 695713



sales@rkucas.co.uk





Council Tax band: TBD

Tenure: Freehold

- Central location
- Prime retail premises
- Business as usual
- Kitchenette & WC facilities

**Main Shop**

Dimensions: 14.56 x 4.51 (47'9" x 14'9"). With wide window display, stairs to first floor

**Ground floor rear Store**

Dimensions: 2.94 x 7.64 (9'7" x 25'0"). Large storage space, fire exit

**FIRST FLOOR****Display area 1**

Dimensions: 4.21 x 4.38 (13'9" x 14'4"). 2 x windows to the front,

**Display area 2**

Dimensions: 4.68 x 4.94 (15'4" x 16'2"). Window to the rear, stairs to second floor

**Landing**

Dimensions: 1.18 x 2.19 (3'10" x 7'2").

**WC**

Dimensions: 2.40 x 2.20 (7'10" x 7'2"). window tot he rear, low flush toilet, hand basin

**SECOND FLOOR****Landing**

Dimensions: 1.80 x 5.01 (5'10" x 16'5").

**Storage room**

Dimensions: 4.41 x 5 (14'5" x 16'4"). 2 x windows to the front

**Office**

Dimensions: 3.16 x 2.16 (10'4" x 7'1"). Window to the rear

**Staff room/ Kitchen**

Dimensions: 2.79 x 2.33 (9'1" x 7'7"). Window to the rear, matching base and wall units, single drainer sink

**Additional Information**

We are advised mains electricity, water and drainage are connected Rateable Value £10,750 Business trading as usual No dedicated Parking Broadband: Ultrafast broadband available Mobile coverage: Available from a range of providers For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.

**Opportunity to purchase as going concern**

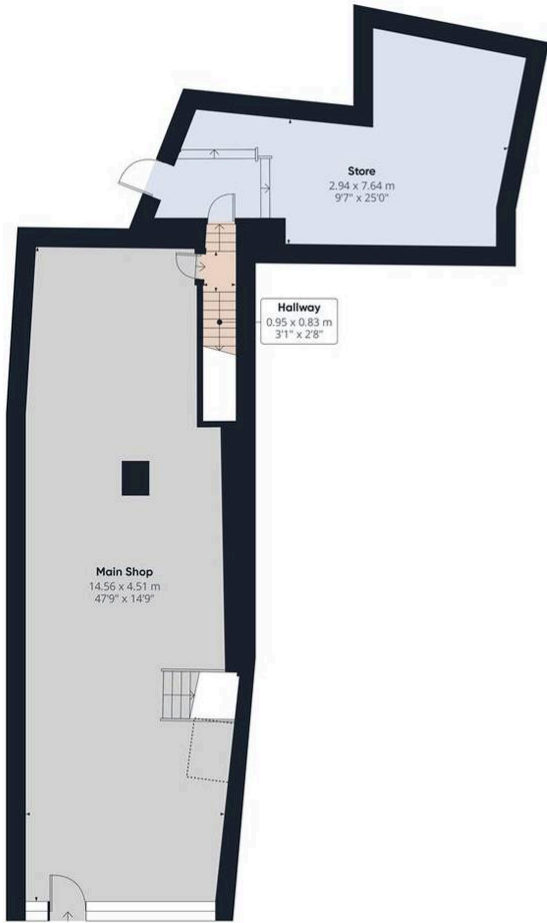
Successful business opportunity. Currently trading as a gift shop and gallery. Accounts can be made available to interested parties.

**Planning**

Class A1 use

**Viewing**

Strictly by appointment with R K Lucas & Son



Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

181.8 m<sup>2</sup>  
1958 ft<sup>2</sup>

Reduced headroom

1.2 m<sup>2</sup>  
13 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.

GIRAFFE360



