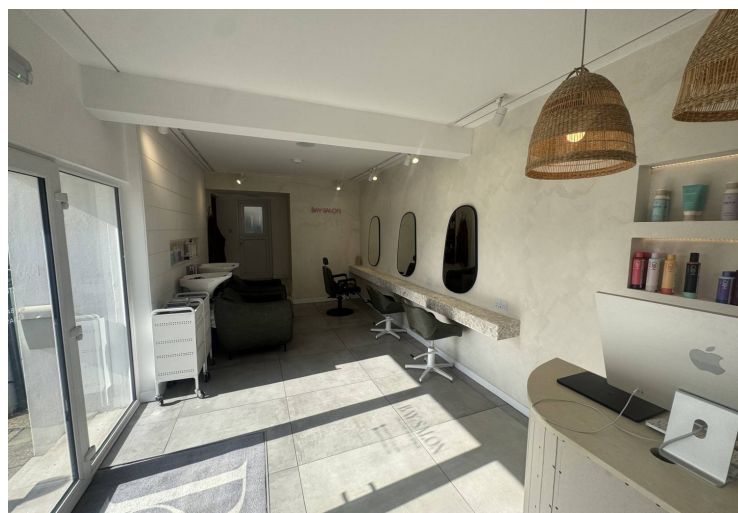




Bay Salon, 33, West Street, Fishguard

£540 pcm

Well-presented ground floor commercial unit in Fishguard town centre with main salon, WC, utility room. Ideal for various business uses.

£6,480 per annum



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Fishguard serves as a key hub for the surrounding rural communities and enjoys steady footfall from both local residents and visitors, particularly due to its proximity to the ferry port linking Wales to Ireland. The town offers a mix of independent retailers, cafés, and essential services, creating a vibrant trading environment. Its position along the Pembrokeshire coastline also makes it a popular destination for tourism, further enhancing business potential throughout the year. This central location ensures strong connectivity and an excellent opportunity for businesses seeking to thrive in a lively and supportive community setting.

Council Tax band: TBD

EPC Energy Efficiency Rating: D

- Prime ground floor commercial unit
- Open-plan layout with internal WC
- Visible position with strong pedestrian footfall

Main Salon

26' 3" x 10' 4" (8.00m x 3.15m)

UPVC double glazed bay window to front, window and door to side, tiled flooring, open plan

Kitchen/ Staff Room

Matching base and wall units, single drainer sink, window

WC**Business Rates**

Current rateable Value (1 April 2026 to present) £3,600

Use

The premises are suitable for a range of commercial uses, subject to planning consent where required.

Interested parties should rely on their own enquiries with the local planning authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All figures are quoted exclusive of VAT, if applicable. We understand that no VAT is payable.

Viewing

Strictly by prior appointment with R K Lucas & Son.