



1-3 Victoria Place, Haverfordwest

£290,000 Freehold

Substantial freehold retail premises in prime Haverfordwest town centre location, with extensive frontage. Suitable for retail or other commercial uses, subject to consents.



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PRIME RETAIL PREMISES FOR SALE

A substantial and prominently positioned retail premises occupying a prime town centre location, benefiting from an extensive return frontage to both Victoria Place and Quay Street and situated directly opposite Castle Square in the heart of Haverfordwest.

The property occupies a highly visible commercial position within one of the town's principal central areas and offers substantial retail accommodation with considerable frontage and presence.

The premises have a long-established history of retail use, having for many years traded as a ladies' and gentlemen's outfitters, whilst historically also having been occupied by Boots the Chemist.

The property represents an excellent opportunity to acquire substantial freehold commercial premises in a prominent and well-known town centre location, suitable for continued retail use or potentially a range of alternative commercial uses, subject to any necessary consents.

The extensive upper-floor accommodation may also offer potential for conversion to provide five or six self-contained residential flats, with the possibility of separate access, subject to planning permission, building regulations approval and all other necessary consents.

Ground Floor

(113 sq m / 1120 sq ft) The main entrance door opens to a large retail shop area subdivided into two main units with fitting rooms at the rear.

First Floor

(93 sq m / 1001 sq ft) Subdivided into two main areas with WC facilities to rear.

Basement

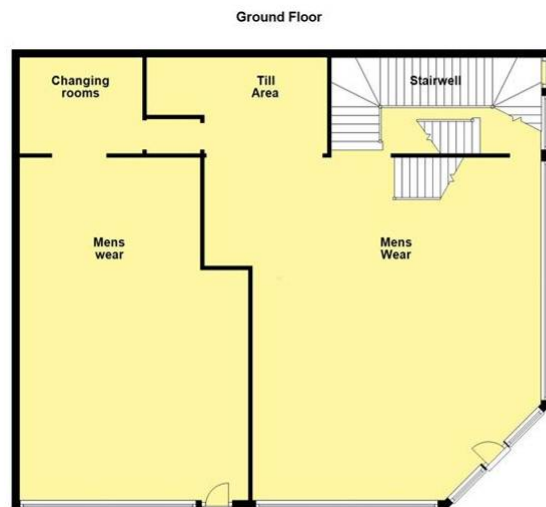
(45 sq m / 484.37 sq ft)

Second Floor

Comprising three offices and staff facilities.

Third Floor

Comprising two further offices/stores and a large attic storage space.



Total area: approx. 527.9 sq. metres (5682.3 sq. feet)
 For illustration purposes, do not scale
 Plan produced using Planitop

