



PMS Car Showroom

Salutation Square, Haverfordwest, Haverfordwest, SA61 2LG

Prominent roadside showroom / car dealership (FOR SALE / MAY LET)

9,866 sq ft
(916.58 sq m)

- Unique Freehold opportunity in Haverfordwest
- Prominent site with high passing traffic volumes
- Suitable for a range of uses; Cars sales/ Showroom/ Trade counter / Convenience /Drive thru subject to planning
- Glazed showrooms with generous forecourts
- Ability to split the property which has dual entrances
- For Sale / May Let

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Summary

Available Size	9,866 sq ft
Rent	Rent on Application
Price	Offers in excess of £1,200,000
Rates Payable	£3.85 per sq ft Current rateable value (1 April 2023 to present)
Rateable Value	£71,000
VAT	Applicable. All fees are exclusive of VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

The property is an established car dealership adjacent to the Aldi supermarket, towards the Eastern side of Haverfordwest in close proximity to the Train Station. The site sits prominently on one of the main arterial routes through the town and therefore benefits from excellent road frontage with a high level of traffic movement.

The building is currently used for car sales and consists of three showrooms with ancillary ground and first floor offices, welfare and ancillary workshops to the rear. There is a substantial parking forecourt to the front rear and side of the building.

The building is a steel portal frame construction with masonry walls and a pitched profile steel cladding roof. The showrooms have glazed elevations to create a light attractive internal area. There are windows to the front elevation providing natural light to the ground and first floor offices. Internally the showrooms sit below a suspended ceiling.

The building is suitable for a range of uses subject to change of use and planning.

Location

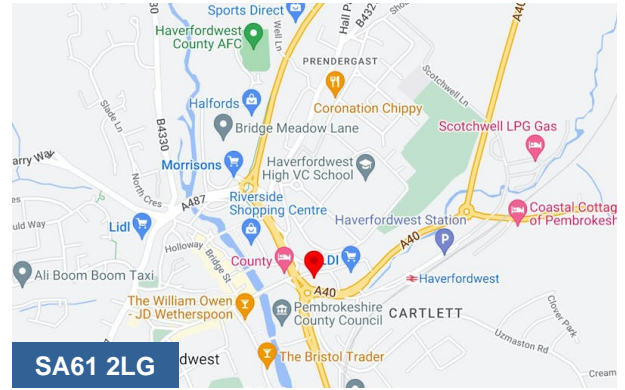
Haverfordwest is at the junction of the A40, A4076 and A487 roads. The A40 connects Haverfordwest with Carmarthen to the east and Fishguard to the north; the A4076 connects Haverfordwest with Milford Haven and Pembroke Dock to the south; the A487 connects Haverfordwest with St David's to the northwest.

A historic market town located in the county of Pembrokeshire, South West Wales, United Kingdom. It is situated on the banks of the River Cleddau and is the largest town in Pembrokeshire. The town is the most populated area of Pembrokeshire with a population in the region of 15,000 people. The town is served by Haverfordwest Railway Station which provides a service through to the wider transport network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Showroom	8,829	820.24	Available
1st - Floor Offices	1,037	96.34	Available



Viewing & Further Information



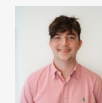
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