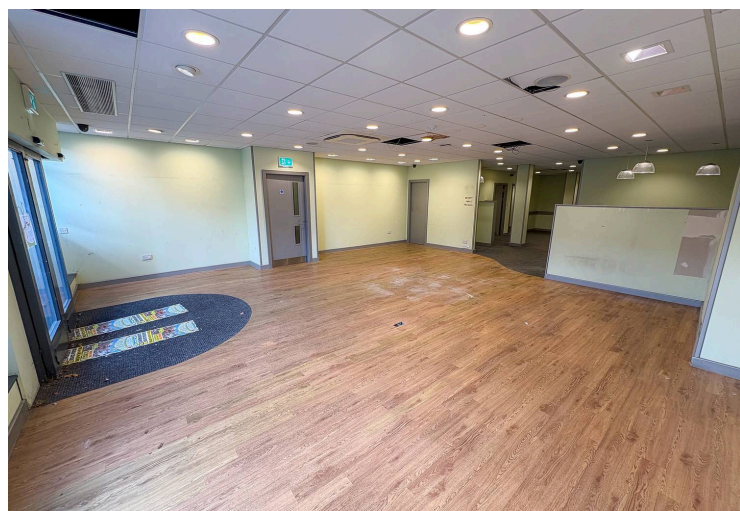
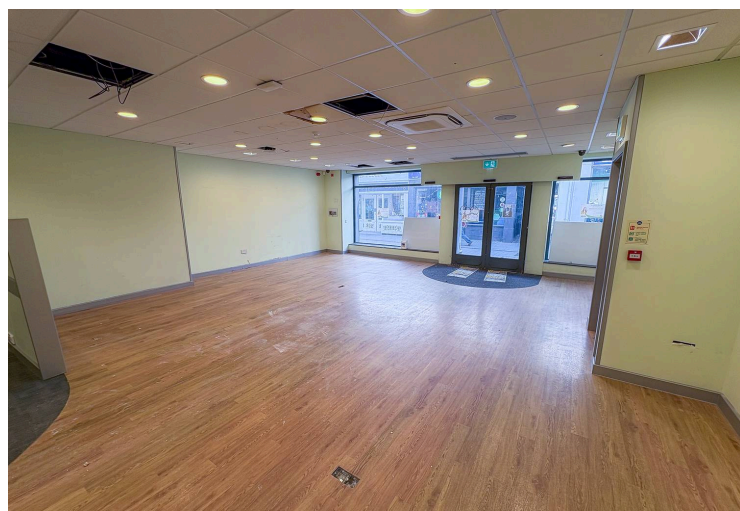




4 Bridge Street, Haverfordwest

£17,850 pa

Prime town centre retail unit on Bridge Street, Haverfordwest. Ground floor sales, first floor ancillary space. Vacant possession. New lease available. Strong footfall, good frontage.

EPC Energy Efficiency Rating: C



Prominent retail premises situated in a prime town centre trading position on Bridge Street, Haverfordwest. The property comprises a well-configured ground floor sales area with ancillary accommodation at first floor level, suitable for a variety of retail or commercial uses (subject to any necessary consents).

The property is therefore being offered with vacant possession upon expiry of the current lease, with the opportunity for an incoming tenant to secure a new lease directly from the landlord.

The unit benefits from a good frontage, regular configuration and strong footfall location within the town's principal retail area.

Haverfordwest is the administrative and principal retail centre for Pembrokeshire, located approximately 35 miles west of Carmarthen and 55 miles west of Swansea. The town serves a wide rural catchment, with a population significantly increasing during peak tourist seasons.

The property occupies a prime position on Bridge Street, one of the town's main retail thoroughfares. Nearby occupiers include a mix of national and independent retailers such as Superdrug, Poundland, the Post Office, Ramsdens and the recently opened Waldo Lounge, contributing to strong pedestrian flow.

Accommodation

The property provides the following approximate areas:

- Ground Floor (Sales Area): 122.25 sq m (1,315 sq ft)
- First Floor (Ancillary/Storage): 106.37 sq m (1,145 sq ft)
- Second Floor (Light Storage): 58.8 sq m (589.9 sq ft)
- Internal Width: 7.67 m (25 ft 2 in) Shop
- Depth: 16.45 m (54 ft 0 in)

Tenure/Lease

The property is available to let by way of a new lease, subject to terms to be agreed.

The current lease expires in September 2026, and the property is being marketed ahead of this to secure an incoming tenant.

An earlier occupation date may be possible, subject to negotiation.

Business Rates

Rateable Value (from April 2026): £17,750 Rates Payable (2026/2027): Approximately £6,212.50

Interested parties should make their own enquiries with the Local Authority regarding eligibility for relief.

EPC

Energy Performance Rating: C

A copy of the certificate is available upon request.

VAT

All figures quoted are exclusive of VAT, where applicable.

Legal Costs

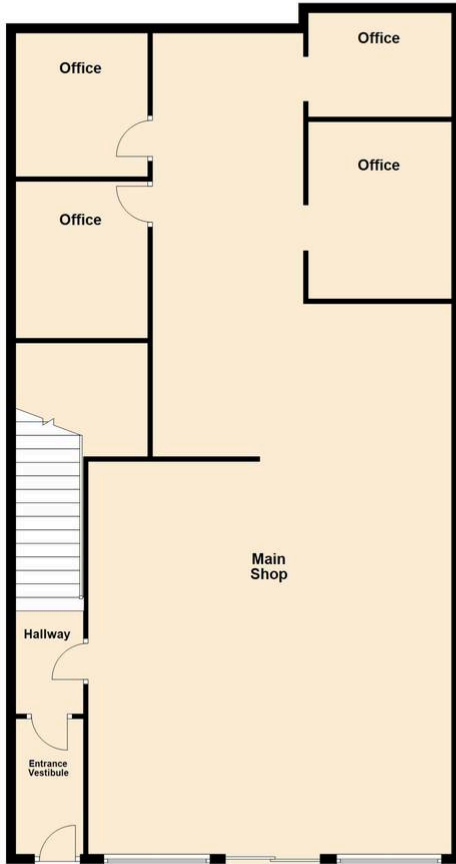
Each party to bear their own legal costs incurred in the transaction.

Important Note

Subject to contract and availability.

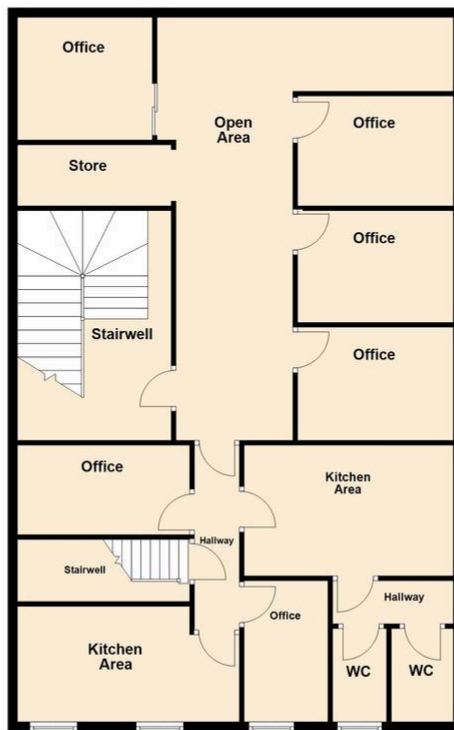
Ground Floor

Approx. 159.9 sq. metres (1720.6 sq. feet)



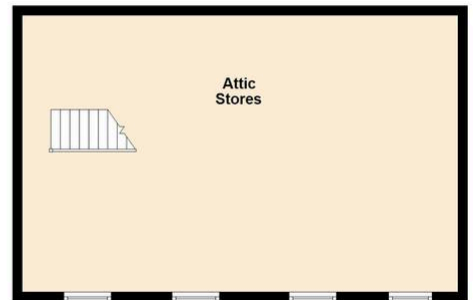
First Floor

Approx. 136.4 sq. metres (1467.7 sq. feet)



Second Floor

Approx. 54.8 sq. metres (589.9 sq. feet)



Total area: approx. 351.0 sq. metres (3778.2 sq. feet)

4 Bridge Street, Haverfordwest

