



SITUATION

Occupying a prominent trading position in the Town Centre, close to Castle Square and the junction with Bridge Street, amongst a host of multiples such as **Subway, Shoe Zone, 99p Stores, Halifax, Nationwide, Lloyds and Thomas Cook** and approx. ½ mile from Haverfordwest Station. Haverfordwest lies approx. 30 miles west of Carmarthen and enjoys good road links via the A40.

PROPERTY

An attractive terraced building comprising a **Ground Floor Shop** with internal access to **Offices** and **Storage Space** on the first and second floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	54'6"
Internal Width	53'8"
Built Depth	42'7"
Sales Area	Approx 1,620 sq ft
3 WCs	

First Floor Offices/Storage

Area	Approx 640 sq ft
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Second Floor Storage

Area	Approx 550 sq ft
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£29,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Done Brothers (Cash Betting) Ltd t/a Betfred (having over 1,200 branches) (T/O for Y/E 31/03/13 £5bn, Pre-Tax Profit £26.81m and Shareholders Funds £112.15m)** for a term of 15 years from 20th March 2003 at a current rent of **£29,000 per annum** exclusive.



JOINT AUCTIONEERS
KBW Chartered Surveyors, 7 Imperial Square,
Cheltenham, GL50 1QB. Tel: 01242 244 744
Ref: R Knightley Esq.

VENDOR'S SOLICITORS
Harrison Clark Rickerbys – Tel: 01242 246 482
Ref: C Liddiard Esq – Email: cliddiard@hcrlaw.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts