

SITUATION

Located on this prime shopping street within the town centre amongst many multiples such as **Greggs, Specsavers, Edinburgh Woollen Mill, Superdrug, Clarks, Post Office** and lying under a ½ mile from Haverfordwest Railway Station. Haverfordwest lies approx. 30 miles west of Carmarthen and 60 miles west of Swansea enjoying good road links via the A40, A48 and M4.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with **Ancillary Accommodation** on the first and second floors.

ACCOMMODATION*

Ground Floor Shop

Gross Frontage	39'8"
Internal Width	37'9"
Shop & Built Depth	65'11"
Sales Area	Approx 2,207 sq ft

First Floor

Ancillary Area	Approx 966 sq ft
WCs	

Second Floor

Ancillary Area	Approx 665 sq ft
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Total Area **Approx 3,838 sq ft**

* Not inspected by Barnett Ross. Areas and measurements supplied by Vendor.



VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Shoe Zone Retail Ltd (having over 500 branches)** (T/O for Y/E 05/10/13 **£193.9m, Pre-Tax Profit £9.5m and Net Worth £45.7m**) for a term of 6 years from 29th September 2014 (**Renewal of a previous lease**) at a current rent of **£20,000 per annum** exclusive



£20,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS BORD**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Janet Auckland Solicitors – Tel: 01392 210 152
Ref: Ms Janet Auckland – Email: ja@janetaucklandsolicitor.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