



SITUATION

Located in the town centre close to the junction with Gordon Street amongst such multiples as **Coral, Greggs, Betfred, Boots, Lloyds Bank, Post Office, Specsavers, Vision Express** and being just a short walk of Pembroke Dock Rail Station. Pembroke Dock lies approximately 7 miles south of Haverfordwest with easy access to the A477.

PROPERTY

A mid terraced building comprising a large **Ground Floor Retail Unit (an ex-Woolworths)** with internal access to **Ancillary Storage** on the first floor.

ACCOMMODATION

Ground Floor Retail Unit

Gross Frontage	48'11"	
Internal Width	48'9"	
Shop Depth	91'1"	
Built Depth	99'2"	
Area	Approx.	4,550 sq ft

First Floor

Ancillary Storage Area	Approx.	3,500 sq ft
Plus Kitchen, Office and 2 WCs		

Total Area **Approx. 8,050 sq ft**

VAT is NOT applicable to this Lot

FREEHOLD - Vacant Possession available (see Special Conditions of Sale)

Note : The previous rent was £27,500 per annum.



Large Retail Unit (ex Woolworths)

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

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

VENDOR'S SOLICITORS
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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