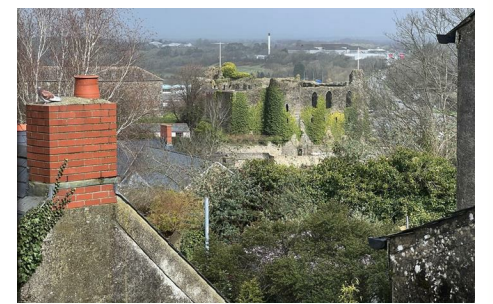


COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



2 Goat Street, Haverfordwest, Pembrokeshire, SA61 1PX

- Commercial Building
- Located Close To Town Centre
- Views Of Castle
- Substantial Building Spanning 3 Floors
- Shop Frontage
- Currently Two Commercial Units
- Grade II Listed Building
- Excellent Business Venture
- Kitchen And Bathroom Facilities
- EPC EXEMPT

Offers Invited £299,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



This substantial commercial property, nestled at the bustling intersection of Market street Goat street in the heart of the Haverfordwest conservation area, presents an exciting investment opportunity. Its prime location, situated at the top of the town opposite the Palace cinema, makes it a highly visible and easily accessible location for businesses looking to thrive in this vibrant community.

This 16th century listed building is currently configured into two commercial units over three floors and is now available for sale.

The first unit is located on the ground floor in Market Street and is currently leased as office space to a charity. The entrance features a double shop frontage with two large windows with canopies providing a showroom area, making it an ideal location for a business looking to showcase its products or services to passersby. More offices are situated at the rear, with a small kitchen/tea room, a toilet, and a walled patio - garden area.

The second unit in Goat Street is currently used as photography studios across three floors. As you step inside through the separate entrance, you'll find yourself in a spacious reception/gallery on the ground floor. A corridor leads to a stairway to the first floor, which opens on a photo studio with high ceilings and a sizable bright office/IT room with a view over Market Street. Two smaller offices overlooking Goat Street, a darkroom, a small kitchen, and a bathroom can also be found on the first floor. The top floor is a stunning, expansive loft space over 37ft long with exposed oak beams salvaged from the hull of a medieval ship. You'll be pleasantly surprised to see that you can enjoy a breathtaking view of the medieval castle from this attic. Furthermore, this second floor and top floor could be developed as comfortable living accommodation, making this property an even more desirable investment.

Overall, this top of the town commercial property presents a unique opportunity for businesses looking to establish themselves in the heart of Haverfordwest. Its location, combined with its rich history, unique features, and flexible configuration, makes it an attractive option for savvy investors looking to own a piece of local history. Don't hesitate to contact us for more details and to schedule a viewing today.

This versatile space can be adapted to accommodate any business as required, and must be viewed in order to fully appreciate.



LOCATION

The market town of Haverfordwest has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, new leisure centre/swimming pool, cinema, restaurants and pubs. The beautiful Pembrokeshire coast is only 6 miles to the south-west, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 7.5 miles to the northwest. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wildflowers, and birdlife.

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold.
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band N/A

SSG/ESL/04/23/DRAFT

We would respectfully ask you to call our office before you view this property internally or externally

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @WWProps
<https://www.facebook.com/westwalesproperties/>

DIRECTIONS

From our office in Haverfordwest proceed along Victoria Place turning left into Quay Street, head to the end heading up Union Hill. Follow the road along Winch Lane and round towards the Sports Centre. Take the first right onto Bush Row and then into Upper Market Street, where the property will be found on the corner of Market Street and Goat Street. What3Words: shows.files.needed

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

LOCATION AERIAL VIEW



Room Sizes: Market Street:

- Front Main Area Office 1: 5.55m x 4.40m
- Front Main Area Office 2: 3.30m x 5.65m
- Middle Area/Office 3: 2.10m x 6.60m
- Rear Office 4: 2.80m x 2.65m
- Rear Office 5: 3.38m x 3.15m
- Garden/Patio: 3.80m x 3.00m

Room Sizes: Goat Street:

- Reception: 6.13m x 3.62m
- First Floor Studio: 4.54m x 5.54m
- First Floor Kitchen: 3.57m x 2.64m
- First Floor Office/Store: 3.70m x 3.38m
- First Floor Office: 3.69m x
- First Floor Bathroom: 1.19m x 2.25m
- First Floor Dark Room: 2.15m x 2.25m
- Framing Room: 2.94m x 3.70m
- Attic Top Room: 11.38m x 4.85m

