



**7a Dew Street, Haverfordwest, Pembrokeshire, SA61 1ST**

- Shop Premises for Lease
- Well-Presented
- Electric Heating
- Previously: On/Off License
- Town Centre Location
- A3 Usage (Food & Drink)
- Set over 2 Floors

**Per Annum Lease £9,000**

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



12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
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**The Agent that goes the Extra Mile**



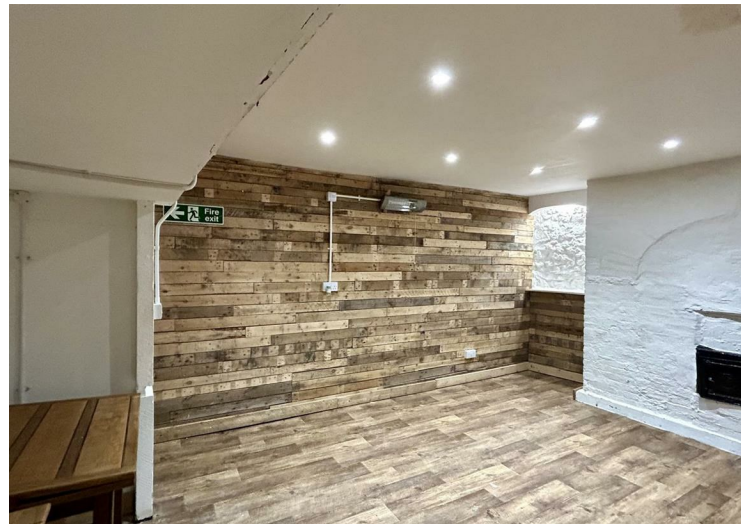
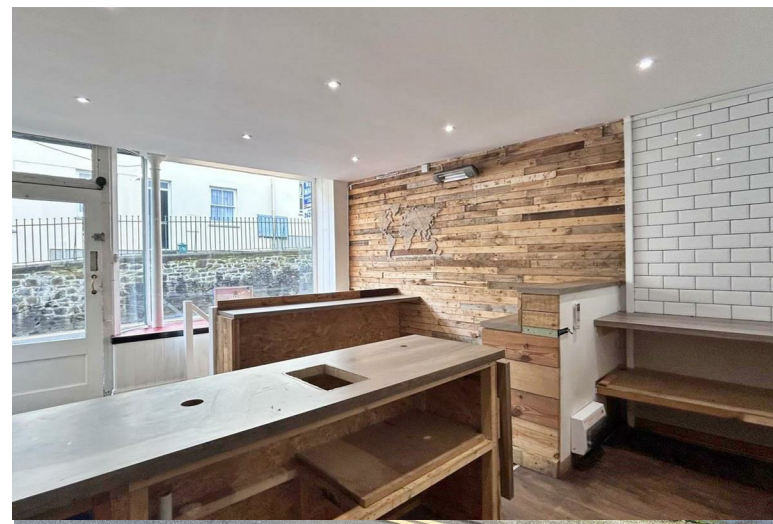
VIEWING: By appointment only via the Agents.  
TENURE: Leasehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
TAX: Band: Exempt

SSG/AMA/01/24/TakeOnOK EJL

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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.

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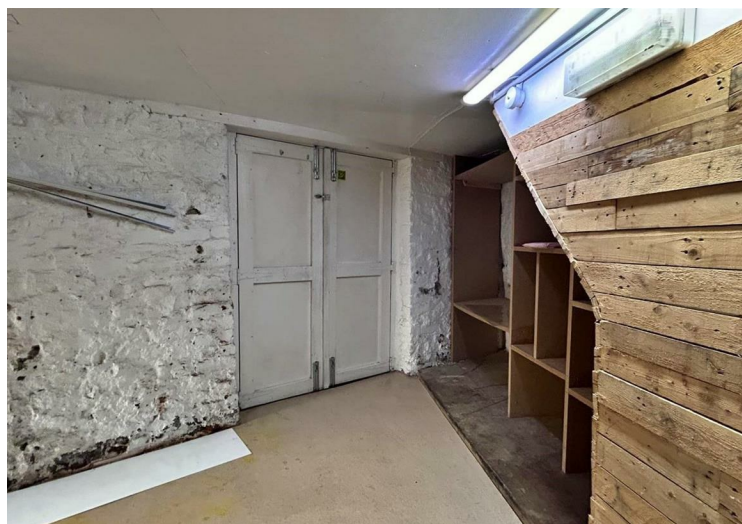
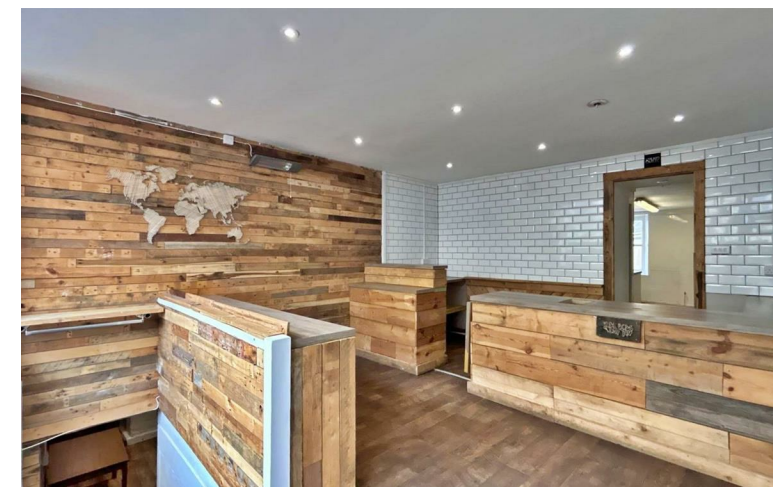
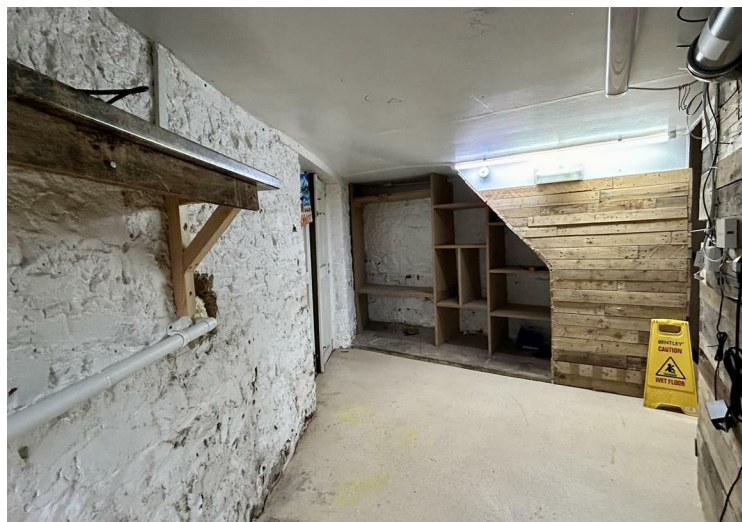
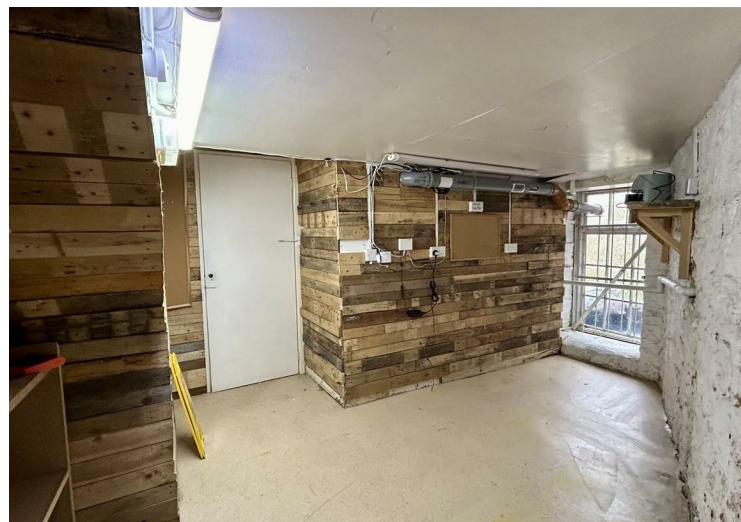


An opportunity to lease a well-presented commercial A3 premises in a convenient location of the County Town of Haverfordwest.

Set over two floors, approximately 64 sqm, the layout of the premises briefly comprises; Front Shop, Kitchen, Back Room, stairs leading to the lower ground floor and briefly comprises; Restaurant, Conference Room, W/C, and Rear Stock Room, with secondary staircase leading up to the Kitchen area and double doors that lead to an external access.

RATEABLE VALUE: 1 April 2023 to present - £2,375

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.



#### DIRECTIONS

From our Haverfordwest Office, head through High Street, on to Dew Street. The property can be found on the right hand side, denoted by our West Wales board. What3Words: detect.poppy.inches

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.