



Minnies Riverside, Haverfordwest, Pembrokeshire, SA61 2AL

- A substantial riverside building
- Retail units on ground floor
- Extensive internal area
- For sale by Auction - Date to be set
- Grade II Listed building
- Formerly a Nightclub
- Fantastic development potential
- First time on market for many years.
- 3 Floors
- EPC Exempt

Auction Guide £150,000



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

VIEWING: Strictly 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.
RATEABLE VALUE £11,000 for club premises £5100 for shop and premises

NME/NME/05/24/draft

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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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The Agent that goes the Extra Mile





A substantial commercial Grade II Listed riverside frontage property set in the heart of the town of Haverfordwest, previously a nightclub with retail units on the ground floor. The property offer huge potential for re-development (subject to planning consent)
The property has a number access points to the upper floors to the front and rear. Two potential retail units on the ground floor.

The Property is situated within a busy shopping area part of the town just off Bridge Street and Victoria Place. Pembrokeshire County Council are investing substantial amount of money into buildings along the Riverside including the former Ocky White building, the former market building which now houses the library and cafe. Recent announcement regarding a footbridge across the river, there is also plans for a new car park/transport hub.

There are a variety of different businesses situated within walking distance, there are steps to Victoria Place which fronts onto the main road through the town, the building can be seen easily when traveling through the town by car.

The property has been in the same family ownership for almost 40 years, in that time the property has been rented out to a variety businesses which resulted in a good return. We are informed that the owners replaced the roof to the building in the past 6 years and have carried out essential repairs.

Grade II Listed

Entry Name: Warehouse at rear of No. 12 Victoria Place

Listing Date: 14 December 1971

Last Amended: 30 November 2005



DIRECTIONS

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