

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 C

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

SSG/ESL/09/22/OK/ESL

FACEBOOK & TWITTER

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

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.

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

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TELEPHONE: 01437 762626

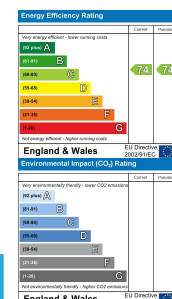


### 88-90 Dew Street, Haverfordwest, Pembrokeshire, SA61 1NR

- Mixed Use Premises
- Rooftop Garden To Rear
- Edge OF Town
- Sprinkler System Installed
- Excellent Investment Opportunity
- Apartment with Three Bedrooms
- Two Rentable Commercial Units
- Well Presented Apartment
- Utility Room And Store Rooms
- EPC Ratings: C/D/C

Offers Around £220,000

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**The Agent that goes the Extra Mile**







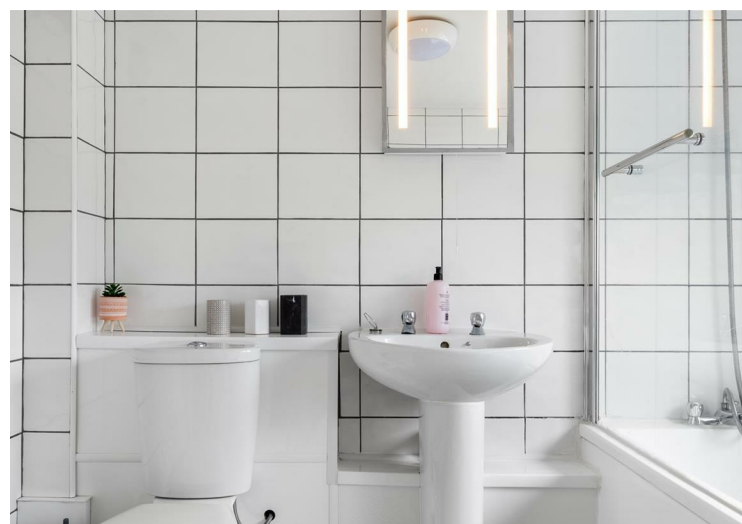
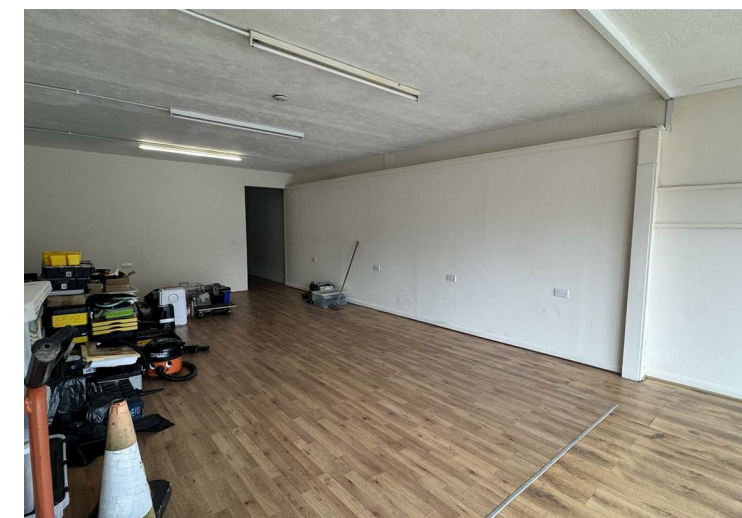
A rare opportunity to purchase a mixed-use building located on the edge of Haverfordwest town. On the ground floor are two rentable commercial units, unit one offers a Showroom with a street entrance and window, with an adjoining Office/Store Room and WC. Unit Two provides a Showroom space with an adjoining Shower Room. A communal hallway leads to a Utility Room and Store Room. Stairs lead to the first-floor apartment, offering an open-plan Kitchen/Living Space, Three Bedrooms and a Bathroom. There is a fire escape at the rear of the apartment, and a low-maintenance rooftop garden, laid to artificial grass and patio..

The entire building is served by a sprinkler fire system, the controls of which are located in a storage room at the front of the building. Similarly, all necessary fire doors are installed.

This is a fantastic business opportunity, viewing is highly recommended!

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, pubs etc.

The beautiful Pembrokeshire coast is only 6 miles to the southwest, 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 bird life.



### DIRECTIONS

From our Haverfordwest office proceed up the High Street and continue straight on into Dew Street. The property can be found towards the top of the road on the left hand side, before you reach the traffic lights.

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