

Approx Gross Internal Area  
148 sq m / 1591 sq ft



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.

View: By appointment with the Agents  
 Services: We have not checked or tested any of the Services or Appliances  
 Tenure: FREEHOLD  
 We have been informed by the current owner that they own the freehold for the whole building and the commercial part is leased on a 999 year lease  
 Tax: Band B (apartment)  
 Mains Gas

SGG/MPO/OK/1024

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary.

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

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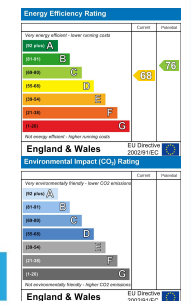
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### 17 High Street, Narberth, Pembrokeshire, SA67 7AR

- COMMERCIAL PREMISES FOR SALE
- CENTRAL LOCATION
- RATEABLE VALUE: £7,500
- APARTMENT: Approx 81sqm / 872 sqft
- TENANTS IN SITU
- SHOP UNIT + MAISONETTE APARTMENT
- INCOME OF APPROX £19,100 PER ANNUM
- SHOP: Approx 24.6 sqm / 265 sqft
- INVESTMENT OPPORTUNITY
- EPC RATING: D (APARTMENT) - C (SHOP)



Offers Around £275,000

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**The Agent that goes the Extra Mile**





**COMMERCIAL PREMISES FOR SALE - APPROX 7% YIELD**

An opportunity to acquire this well-positioned shop premises and apartment in a prime location in the centre of Narberth Town. The property briefly comprises a shop on the ground floor, currently occupied by a tenant operating a boutique clothes shop, having signed a 3-year lease in March 2024. As well as the retail space, the commercial unit offers a kitchenette, a WC and a rear courtyard with a storage outbuilding.

Above the shop is an apartment set over 2 levels, with a fitted kitchen, and an L-shaped lounge/diner on the first floor. Upstairs are 2 bedrooms, a bathroom and a separate WC. There is also a garden to the rear that provides access to the apartment.

RATEABLE VALUE: £7,500 (1 April 2023 to present)

SHOP: Approx 24.6 sqm / 265 sqft

CATEGORY CODE: 249G

The current tenants represent approximately 7% yield.

Narberth or Arberth in Welsh plays a high profile in Welsh mythology. The former town hall still houses the cell where those involved in the Rebecca Riots were imprisoned. To learn more about the history of Narberth visit its brilliant museum. It is also home to several sporting teams, including Narberth RFC who currently play in the Welsh Championship and Narberth Football and Cricket Club. Narberth is full to the brim with independent shops including craft and art galleries, bars restaurants and boutiques. The town has everything you need, including health, dental, fitness, community centres, and a museum. Narberth is twinned with Ludlow and both towns celebrate an annual food festival that takes place on the fourth weekend of September every year. A regular bus service runs to Haverfordwest, Carmarthen and the outlying villages and a railway stations.



**SHOP**

**Cloakroom**

**Bedroom**

**Shop Area**

**FLAT**

**Bedroom**

**Changing Rooms**

**Kitchen**

**Bathroom**

**Kitchen**

**Lounge/Diner**

**W.C**



**DIRECTIONS**

The property can be found in the High Street in Narberth under the name of "Big Blue Sky".

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