



VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Drainage, Mains Electric, Mains Water

HEATING: Gas (currently not used)

TAX: Band N/A - business

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

SSG/ESL/11/24/DRAFT

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.

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

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[www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk)

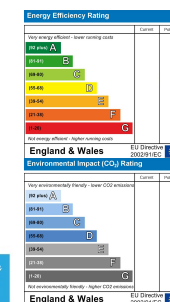


## Warehouse and Premises Magdelene Street, Haverfordwest, Pembrokeshire, SA61 1JJ

- Commercial Premesis
- No Through Road
- Outskirts Of Town
- Off Road Parking
- Office Space, Kitchen And Toilets
- Approx Floor Space of 754 sqm
- Prominent Position
- Roller Door And Service Pit
- Multiple Showrooms And Mezzanine
- EPC Rating: C

Offers Around £275,000

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*The Agent that goes the Extra Mile*



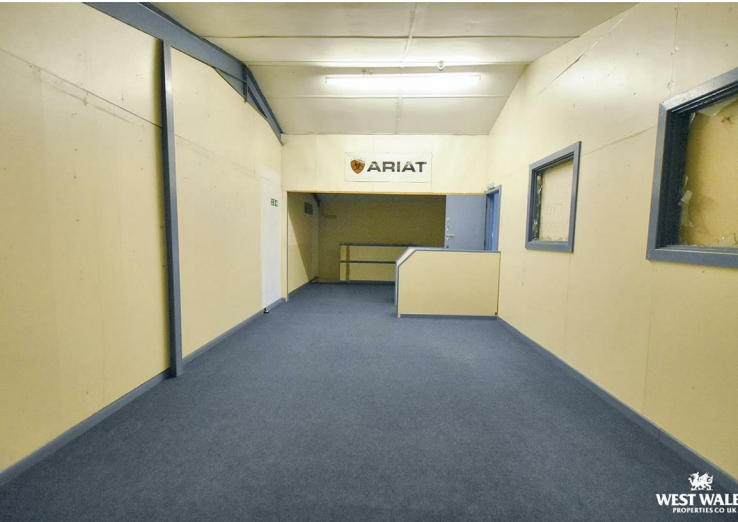




A fantastic opportunity to purchase the freehold of a substantial commercial unit in a commanding position on the outskirts of Pembrokeshire's county town. The premises sits alongside the roundabout at Merlin's Bridge boasting optimal visibility for signage and advertising. The property offers approximately 754 sqm boasting a variety of offices, showrooms, and a mezzanine floor. There are two toilet blocks on the ground floor and overhead storage areas. The unit has previously had a variety of uses, most recently as a kitchen and bathroom showroom, but also has been used as a car garage, where the roller garage doors and service pit remain. To the rear is an external area, and there is parking available at the front. Located on a no-through road, it is easily accessible and away from the busy passing traffic.

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, main line train station, new leisure centre/swimming pool, cinema, restaurants, pubs etc.

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 north west. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wild flowers and birdlife.



### DIRECTIONS

From our Haverfordwest branch, continue up High Street and onto Dew Street, until you reach the traffic lights, at which continue straight on, and continue straight at the next traffic lights. At the roundabout, take the third exit down Merlin's Hill, and at the next roundabout, take the second exit off up the Pembroke Road and then turn immediately right onto Magdelene Street. Turn right and the property will be found on the right hand side at the end of the road. What3Words: reckons.flocking.twinkling

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