

Floorplan

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: We are advised FREEHOLD (Commercial)

Rateable Value: £8,900 Per annum (1 April 2023 to present)

Private Drainage

Heating: Mains Gas

SSG/MPO/04/25/OK

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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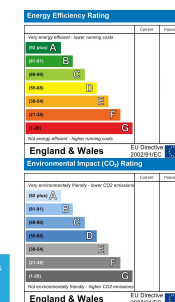


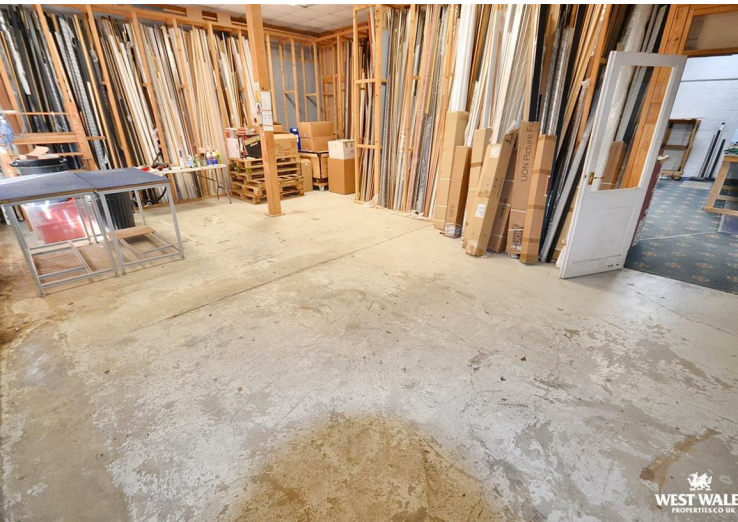
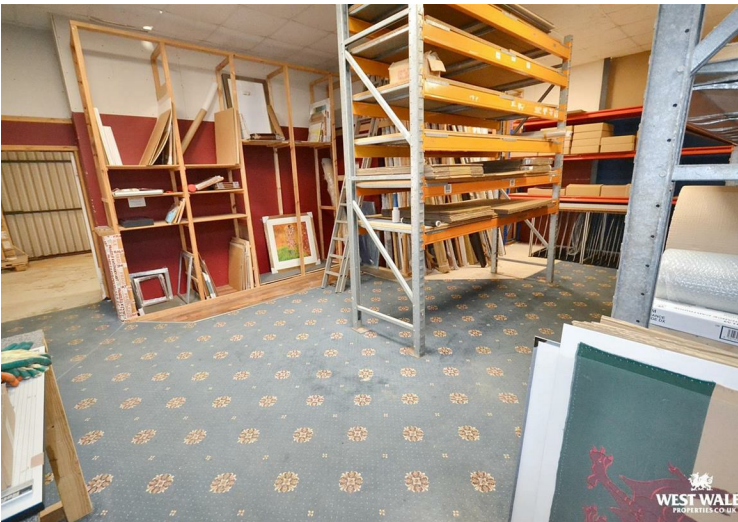
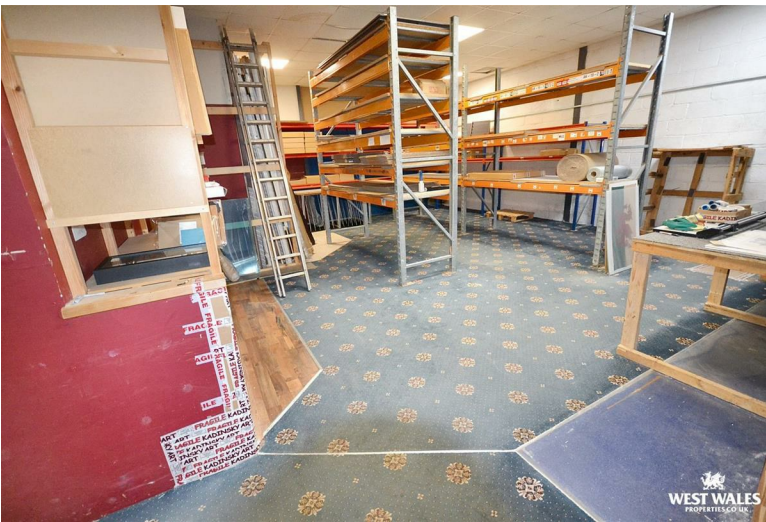
Warehouse & Showroom Redstone Road, Narberth, Pembrokeshire, SA67 7EC

- Commercial Building
- Ample Parking
- Investment Opportunity
- Private Drainage
- Convenient Location
- Edge of Town
- Mains Gas
- EPC Rating: TBC

£390,000

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





An opportunity to purchase a commercial unit on the edge of the popular town of Narberth.

The premises lends itself to numerous uses and most recently been used as a storage facility and showroom for a successful framing business.

RATEABLE VALUE: £8,900 Per Annum (from 1 April 2023 to Present)

The premises offers ample parking for staff and customers alike and is conveniently located less than half a mile away from Narberth; a busy market town with a collection of boutique shops and restaurants.

The site spans over approximately a quarter of an acre and is ideally located in striking distance of the main high street in Narberth, as well as benefitting from regular passing trade.

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.

Main Showroom

Office

Kitchen

Cloakrooms

Stock Room

Goods In/Out



DIRECTIONS

From Narberth High Street, turn left onto Nortfield Road. Continue straight onto Redstone Road for approx 0.3 miles and the premises can be found on the right hand side. WhatThreeWords: returns.issitate.relay

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.