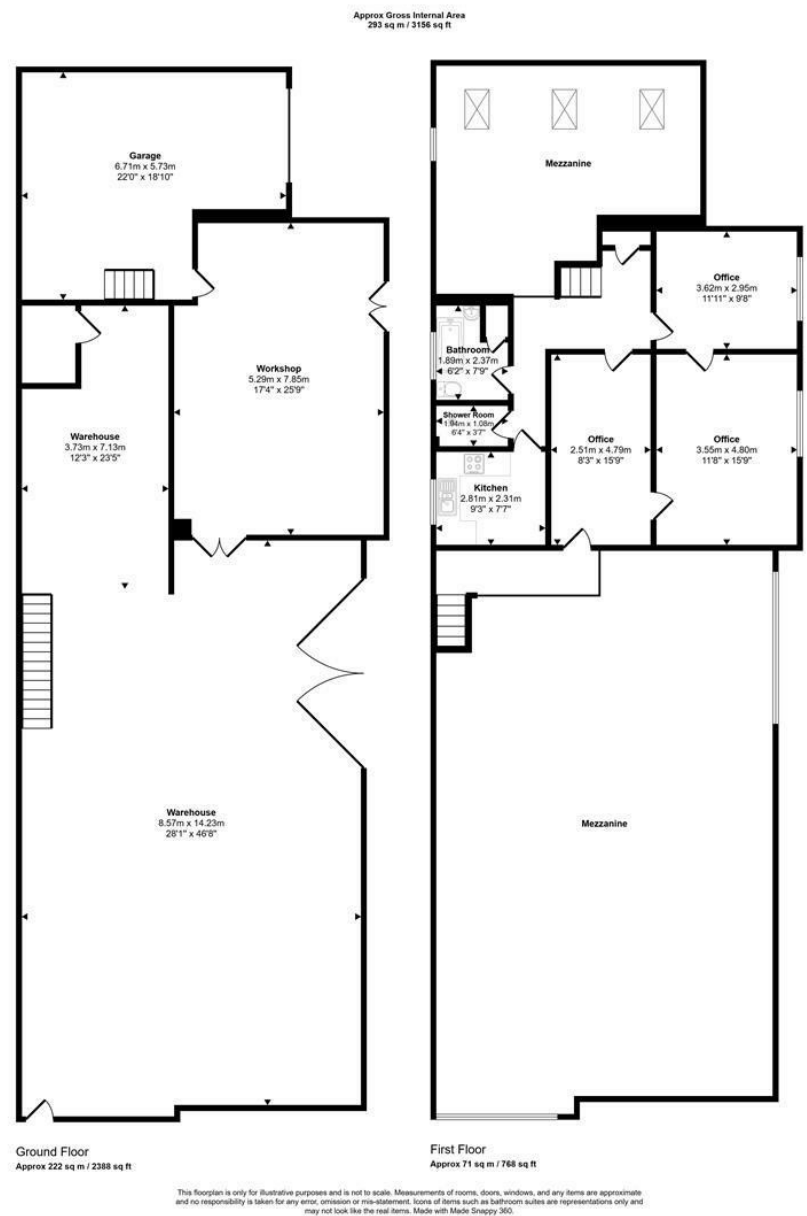




VIEWING: By appointment only via the Agents.

TENURE: Freehold

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

Property has Mains Electric, Mains Water, Private Drainage

HEATING: None

TAX: Band N/A

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

SSG/ESL/08/25/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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

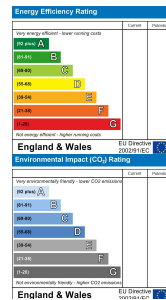


Former Narberth Tractors Warehouse Station Approach, Narberth, Pembrokeshire, SA67 8TV

- Commercial Building
- Convenient Location On Edge Of Town
- Close to Town
- Warehouse, Garage And Workshop
- No Onward Chain
- Ideal Investment
- Approximately 3150sq ft
- Parking and External Hardstanding
- Offices, Bathroom And Kitchen
- EPC Rating: TBC

Offers In The Region Of £290,000

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The Agent that goes the Extra Mile





This detached warehouse, once the home of Narberth Tractors, is conveniently located on a no through road in the periphery of Narberth town. At approximately 3150sq ft, this premises offers great potential for a business venture, or for development, subject to any necessary planning approval.

The layout of the building briefly comprises of a warehouse with a full height roller door giving vehicular access, an adjoining workshop/reception area, and an integral garage/store room. Stairs lead up to a mezzanine floor, equipped with an office, two further store/work/office rooms, a kitchen, a bathroom, and a shower room. A further secondary staircase provides access at the other end of the building, directly into the warehouse.

Externally, the property is located next to Narberth train station, with parking to the side and a hardstanding at the far end for further parking/storage space.

Viewing is highly recommended!

Narberth is known for its charming town centre, boutique shops, cafe's, and strong community feel. Properties in Spring Gardens enjoy close proximity to local amenities while often offering residential character. Its advantageous setting also provides easy access to the Pembrokeshire countryside and coast, blending lifestyle and convenience.



DIRECTIONS

Head out of Tenby on the A478 in the direction of Kilgetty and at Kilgetty roundabout, take the 2nd turning towards Narberth and follow for 5 miles. Upon reaching the centre of the town, proceed to the top of the High Street and turn right onto Spring Gardens, follow the road to the end and then go straight over onto Station Road. Take the left hand turn onto Kiln Park Road and then the first right onto Station Approach, where the premises will be found next to the train station.
What3words:///zoom.crinkled.rate

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