



VIEWING: By appointment only via the Agents.

TENURE: FREEHOLD

The "Boulevard Showbar" as it is now known, benefits from a tenant who has recently signed a 5 year lease agreement. The adjoining commercial premises (hair salon) has a tenant in situ currently under lease  
Current rateable value (1 April 2023 to present) = £4,750

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

Gas Heating, Mains Water, Mains Electric Mains Drainage

TAX: Band A

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

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps  
<https://www.facebook.com/westwalesproperties/SSG/AMA/02/24/DRAFT>

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**

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA

EMAIL: [milford@westwalesproperties.co.uk](mailto:milford@westwalesproperties.co.uk)

TELEPHONE: 01646 698585

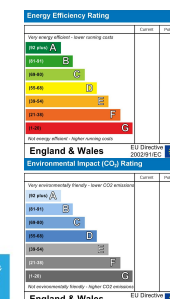


### 48 Charles Street, Milford Haven, Pembrokeshire, SA73 2AE

- COMMERCIAL INVESTMENT
- LICENSED PREMISES
- TENANTS IN SITU
- APPROX 7,263 SQFT
- STAINLESS STEEL INDUSTRIAL KITCHEN
- TOWN CENTRE LOCATION
- ADJOINING SHOP
- APPROX 10% YIELD
- RATEABLE VALUE: £4,750
- EPC RATING: D

**£225,000**

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**The Agent that goes the Extra Mile**







COMMERCIAL OPPORTUNITY WITH >10% YIELD ON INVESTMENT

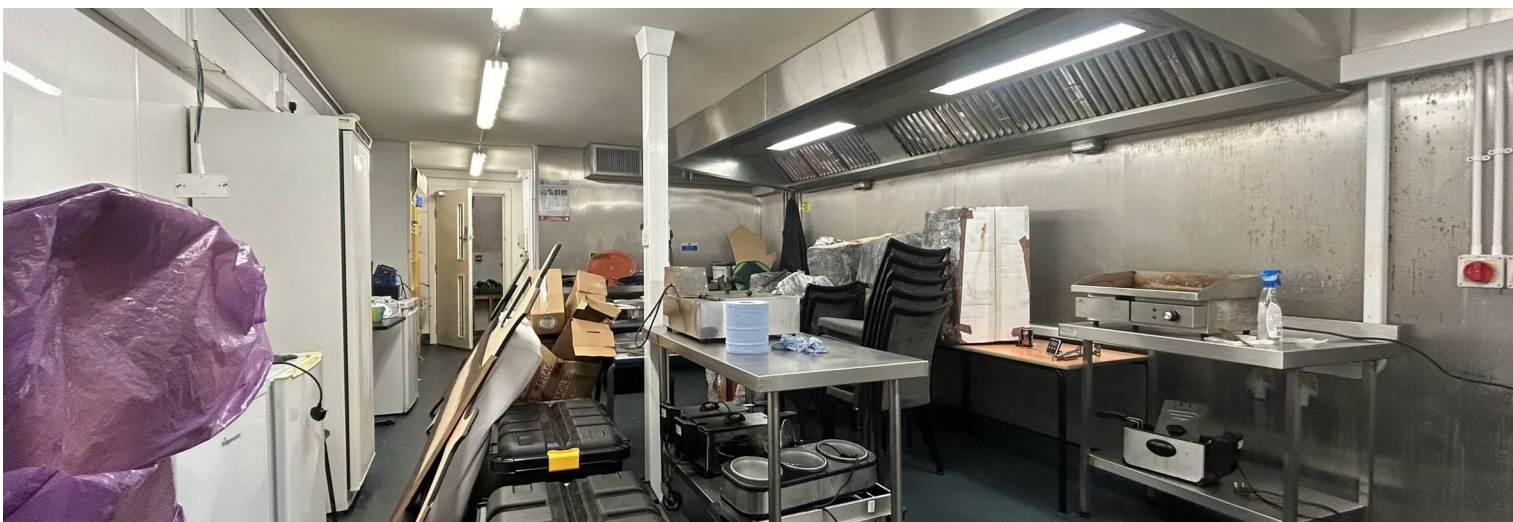
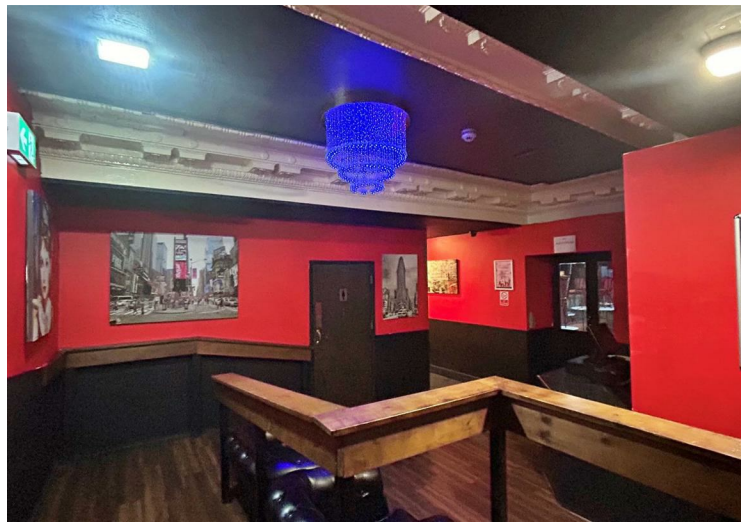
An opportunity to purchase commercial premises of approximately 5,887 sqft. The premises offered for sale are made up of the main "Astoria" Hall and adjoining commercial premises, currently run as a hair salon.

The "Boulevard Showbar" as it is now known, benefits from a tenant who has recently signed a 5 year lease agreement. The premises are divided into numerous rooms and spaces, with an industrial stainless steel kitchen and store, performance space, bar area, and numerous additional rooms.

The adjoining commercial premises (hair salon) has a tenant in situ currently under lease.

SHOP: Current rateable value (1 April 2023 to present) = £4,750  
SHOWBAR: Current rateable value (1 April 2023 to present) = £19,500

Milford Haven has the largest port in Wales and the third-largest port in the United Kingdom. It also has a popular Marina with accompanying Restaurant, Wine Bar, and boutique shops. The town itself has a historic late 18th and 19th centuries core based on a grid pattern, located between Hubberston Pill and Castle Pill and extending inland for 500 metres. Milford Haven's 20th-century expansion took in several other settlements. Hakin and Hubberston are older and situated to the west of the main town. The town also benefits from a variety of shops and supermarkets, leisure centre, primary and secondary schools, and the Torch Theatre and Cinema.



DIRECTIONS

From our Milford Office turn right and follow Charles street to the bottom and you will find the building on the left hand side. What3Words: civi.named.totals

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