

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

TAX: Band A (apartment)

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

SSG/ESL/12/24/OK/1224

FACEBOOK & TWITTER

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<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

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71

4JS

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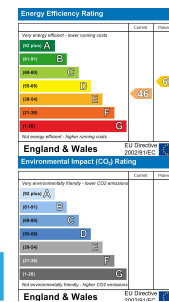


## 1 Pembroke Street, Pembroke Dock, Pembrokeshire, SA72 6XH

- Mixed Use Premises
- Two Bedroom Flat Above
- Commercial Premises: Approx 62.3 sqm / 670.59 sqft
- Tenant in Place
- EPC Rating - Apartment: E
- Good Location
- No Onward Chain
- Close To Town Centre
- 8% Yield on Investment
- EPC Rating - Commercial: C

Offers Around £120,000

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*The Agent that goes the Extra Mile*







A rare opportunity to purchase a mixed-use premises with both commercial and residential elements, in the popular location of Albion Square, Pembroke Dock, The property sits alongside the main route to the ferry terminal and therefore offers a prime spot for business interest. The commercial unit, currently running as a fast food outlet, is approximately 62 sqm and comprises a customer area with an open kitchen and a preparation area to the rear.

The apartment above benefits from its own separate entrance and briefly comprises; a living area, two bedrooms, a kitchen and a bathroom with a separate toilet. the residential element could benefit from some updating.

Return on Investment: 8%

Current rateable value (1 April 2023 to present) - £3,250

Viewing is highly recommended!

Pembroke Dock, or the Port of Pembroke, is located on the edge of the Milford Haven waterway, with its historic Royal Dockyard, and is now the site of the Irish Ferries terminal to Rosslare. There is a range of amenities in the locality, including hotels and guesthouses, superstores, retail parks, primary and secondary schools, a leisure centre and a cinema.



Flat Measurements:

- Lounge 5.11m x 4.86m
- Kitchen 2.71m x 4.92
- Bathroom 1.45m x 3.42m
- Bedroom 1 2.00m x 3.74m
- Bedroom 2 1.73m x 3.86



DIRECTIONS

From the Pembroke Office follow the signs towards Pembroke Dock, at the traffic lights continue straight on to Ferry Lane. Take the left turn onto Bush Street, continue straight over the mini roundabout. Follow this road towards Albion Square and the property will be found on the left-hand side at the end of the road. What3Words:branched.misted,chins

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