



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
		Current	Potential
<p>100-105 A</p> <p>90-100 B</p> <p>80-90 C</p> <p>65-80 D</p> <p>55-65 E</p> <p>45-55 F</p> <p>35-45 G</p>		54	72
Not energy efficient - higher running costs			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> <p>Environmental Impact (CO₂) Rating</p>		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
		Current	Potential
<p>100-105 A</p> <p>90-100 B</p> <p>80-90 C</p> <p>65-80 D</p> <p>55-65 E</p> <p>45-55 F</p> <p>35-45 G</p>		54	72
Not environmentally friendly - higher CO ₂ emissions			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		Current	Potential





A rare opportunity to purchase the freehold title of a mixed use premises in the centre of Pembroke Dock. This property is being sold with tenants in situ and no forward chain making it a fantastic option for an investor. The property comprises of a shop unit on the street level, currently trading as a sandwich shop. Above this is a substantial maisonette offering four bedrooms, an open plan living space with kitchen, and a family bathroom with shower. TO the rear of the building, there are three bedsits and a one bedroom flat, three with tenants and one requiring renovation.

Each letting unit benefits from their own independent entrance, and are served by double glazing and gas central heating.

This property offers an immediate return in a central location. Viewing is highly recommended!

We are advised of the following:

- Shop unit = £200pcm
- 29a = £300pcm
- 29b = £250pcm
- 29c = £250pcm
- 29d = VACANT
- 4 Bed Maisonette = £700pcm
- RETURN ON INVESTMENT > 10%

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, leisure centre and a golf course. The lovely countryside of the Pembrokeshire Coast National Park is accessible via the coastal path, and there are many beautiful beaches within driving distance.



DIRECTIONS

From our offices in Pembroke, follow the road towards Bush Hill, go past the traffic lights down Ferry Lane and take the left turn onto Bush Street. Continue down Bush Street, continue past the Primary School and when you reach the mini roundabout, take the third exit onto Laws Street. Turn left after the zebra crossing onto Dimond Street, where the property will be found on the right hand side. What3Words:///moral.huddling.behave

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