

For sale

32—34 High Street, Narberth, SA67 7AD

Location

Narberth is a market town located in Eastern Pembrokeshire. The A40, which lies approximately 1 mile north of the town, links this part of South Wales with Haverfordwest to the west, Carmarthen and the M4 motorway to the east.

The property is situated fronting the High Street. The area is commercial in nature with predominantly local traders occupying the surrounding retail units.

Nearby occupiers include Lloyds Pharmacy, Zara Interiors, Harwin Bow Solicitors & Costcutter.

Description

The property comprises a part two storey and part three storey mid terraced building of solid brick construction with rendered elevations under a pitched slate roof.

The two storey element of the building was previously occupied by the Natwest. The ground floor is fitted out as a banking hall having concrete floors with carpet tiled coverings, UPVC double glazed sash windows, plastered walls and suspended ceilings with surface fluorescent strip lighting. The upper floor comprises of staff and ancillary areas with timber floors with carpet tile coverings and plastered walls and ceilings.

The three storey element of the property has been let to Stuart Norman expiring 24th December 2018 at a current rent of £6,500 per annum.

The property has been further sub-let to two tenants. Will & Abel Architects (occupying 1st and 2nd floor) and Bubbles Soap Store (occupying ground floor).

There are c.10 car parking spaces to the rear of both properties.



Accommodation

Ground floor:	131.40 sq m	1,414 sq ft
First Floor:	115.0 sq m	1,238 sq ft
Second Floor:	40.40 sq m	434 sq ft
Total:	286.80 sq m	3,086 sq ft

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.

Tenure

Freehold

Price

Offers in excess of £450,000

Business rates

Interested parties should make their own enquiries with the Local Authority to verify this information.

For further information please contact:

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