



Lock House, St Julian Street, Tenby  
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## Augustus Court South Parade, Tenby, SA70 7DF

£1,250,000

A unique investment opportunity situated just outside the Historic Town Wall of Tenby consisting of multiple properties including two shop units, three two bed apartments and a two bed house with outside space, there is also private parking in the form of four single garages for the apartments and house, something of a rarity in Tenby. Viewing of this property is highly recommended.



LOCK HOUSE C. 1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **Substantial Investment Property**
  - **2 x 2 Bed Maisonettes**
  - **2 x Retail Premises**
- **Tenby Town Centre Location**
  - **No Onward Chain**

- **1 x 2 Bed Apartment**
  - **1 x 2 Bed House**
  - **4 x Garages**
- **Viewing Highly Recommended**

#### Retail Units

Unit 1 (12'9 x 20'2) has large display window and half glazed door opening onto South Parade This unit used to run as a sandwich shop and is set up with serving counter, space for large drinks fridge, wash area to the rear has stainless steel sink with hot and cold taps and a separate WC. Door opens out to an enclosed courtyard shared with Unit 2 and there is a pedestrian gate opening to the side street.

Unit 2 is the same as Unit 1 and is currently occupied by 'Get Connected,' mobile phone shop.

#### Maisonettes

Above the two Units are two identical maisonettes with access via stairs off Jones Terrace. Each property consists of: Small Entrance Porch (8'9 x 3'10), Kitchen (8'11 x 7'9) – with timber sash window, wall and floor mounted units, stainless steel sink with mixer tap, electric hob, oven and extractor fan over, space for fridge/freezer, gas combination boiler and central heating radiator. Lounge/Diner (12'9 x 11'7 max) with two sash windows overlooking South Parade and the Historic Town Wall, centre ceiling light point and central heating radiator. On the first floor are two bedrooms (12'9 x 8'4) & (7'2 x 6'3) both with centre ceiling light points, central heating radiators and Velux windows with the main room also having a sash window looking over South Parade. Bathroom (6'0 x 7'11) has half tiled walls, bath with shower over, wash hand basin and WC. On both first-floor landings is a large storage cupboard and centre ceiling light point. Both the maisonettes have outside space in the form of a decked area to the front.

#### Tradewinds

Tradewinds is located above the garages and is entered via a timber obscure glass door which opens

to the stairwell, with a centre ceiling light point and Velux window. Lounge/Diner (17'1 x 11'2) has two sash windows one of which is a bay (both overlook Jones Terrace), centre ceiling light and central heating radiator. Kitchen (10'1 x 6'0) has Velux window to the rear, wall and floor mounted units, stainless steel sink with mixer tap, four ring electric hob and oven with extractor fan over and half tiled walls. Bedroom one (9'10 x 12') has timber sash bay window, centre ceiling light point and central heating radiator. Bedroom two (8;11 x 10'5) has timber sash window, centre ceiling light point and central heating radiator. Bathroom (5'7 x 6'9) has Velux window to the rear, bath with shower over, wash hand basin, WC, half tiled walls and laminate floor.

#### Five Degrees

Five Degrees is entered via a timber half glazed obscure glass door which opens into the hallway where stairs lead up to the first-floor landing and a door opens to the Lounge/Diner (19'7 x 14'4). This has two centre ceiling light points, two central heating radiators, laminate flooring, two timber sash windows and sliding patio door opening to the enclosed courtyard. Kitchen (8'9 x 8'8) has timber sash window to the side, centre ceiling light point, wall and floor mounted units, stainless steel sink with mixer tap, electric four ring hob with oven under and extractor fan above, space and plumbing for fridge and washing machine. Off the landing is a double storage cupboard, timber sash window to the side and centre ceiling light point. Bedroom One (8'1 x 8'9) has timber sash window to the rear, centre ceiling light point and central heating radiator. Bedroom two (11'11 x 11'2) has two timber sash windows, one to the rear and the other to the side and central heating radiator.

Bathroom (7'10 x 6'0) has small timber obscure glass window, bath with shower over, wash hand basin, WC, centre ceiling light point and central heating radiator. The sunny paved courtyard is fully enclosed and private, and has a timber pedestrian gate which opens onto Jones Terrace.

#### Garages

Four garages (17'6 x 8'11) each with metal up and over door and mains power.

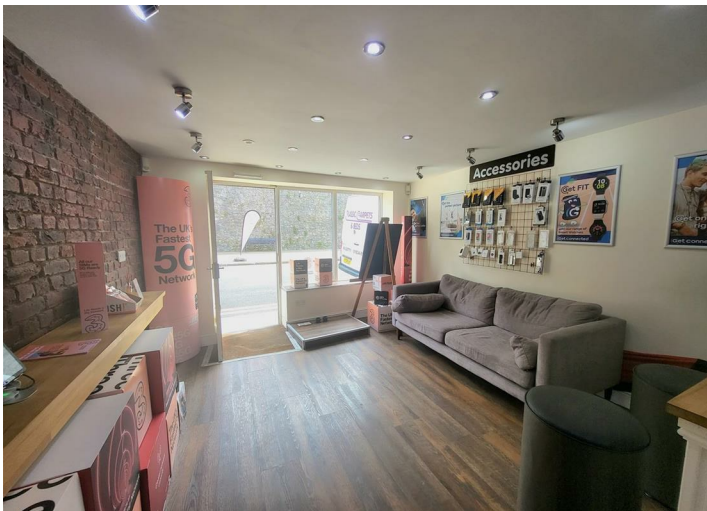
Aerial Photo



From our office head up through Tudor Square along the High Street and turn left at the mini roundabout into White Lion Street. At the junction turn left into South Parade and Augustus Court is located on your right hand side just before the Fire Station.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		







# Floor Plan

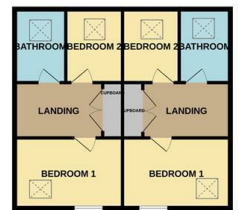
GROUND FLOOR  
1731 sq.ft. (160.8 sq.m.) approx.



1ST FLOOR  
1722 sq.ft. (160.9 sq.m.) approx.



2ND FLOOR  
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 4051 sq.ft. (376.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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