



Lock House, St Julian Street, Tenby
Pembrokeshire, SA70 7AS

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County Chambers, Warren Street
Tenby
SA70 7JS

£595,000

Not specified
Freehold

A rare opportunity to acquire the freehold of a large commercial building with parking, just outside Tenby's Historic Town Walls.

County Chambers is found on Warren Street, and comprises a number of offices that are let to local businesses. There is a driveway, and additional parking space to the other side, providing parking for 3 cars in total. As well as the offices, there is a reception area, WCs, and kitchenettes that the tenants have access to.

Tenants include solicitors, accountants, financial services and chiropractor, with a total annual rental income of circa £45,000.



LOCK HOUSE C, 1750



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



- **Freehold Office Building**
 - **Car Parking Spaces**
- **Investment Opportunity**

- **Several Individual Office Spaces**
 - **Tenants in Situ**
- **Approx £45,000 P/A Income**

The Building

The property itself is set over 3 floors, plus a basement. The office rooms are set across the 3 floors and half landings.

The ground floor has a main reception area, leading through to a staircase up to the other rooms.

The largest office (seen in the photographs painted dark blue) occupies the majority of the ground floor, and has its own private entrance off Warren Street, and is responsible for its own utilities.

There are communal WCs and kitchen within the main building, with each tenant/room paying a percentage of the utilities.

Ground Floor

Occupied by:

Main reception

Lewis Lewis & Co

Surveyor

James Goddard Accountancy (the largest space with separate access and utilities)

First Floor

Occupied by:

Ashmole Accountants

True Potential (financial advisor)

Neil Evans (training and admin)

2 x WC

Kitchenette

Second Floor

Ben Horne Chiropractor (2 rooms, with kitchenette)

Basement

There's a basement accessed from the internal hallway. Currently used by Lewis Lewis & Co for records storage.

Utilities

There are 8 rooms let within the building, with each tenant paying 12.5% of the gas, electricity, rates and water rates.

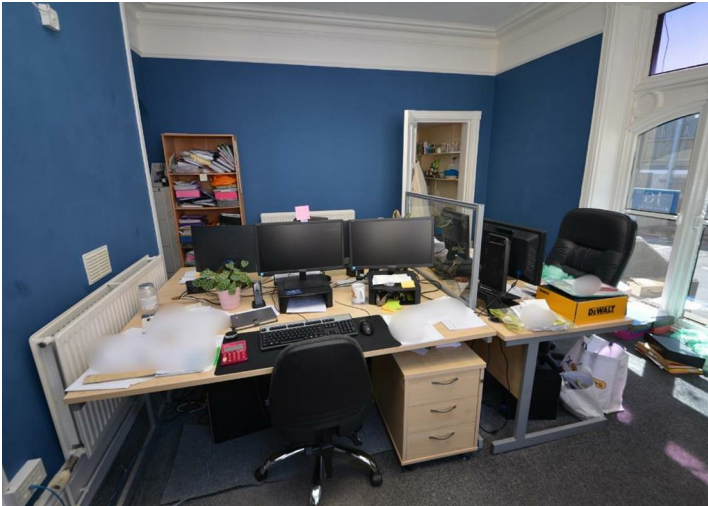
The largest space (James Goddard Accountancy) is separate, and the tenant pays for their own utilities.

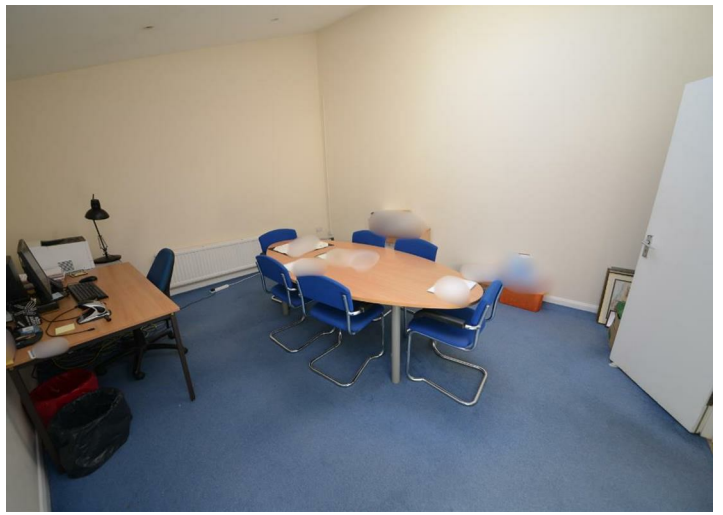
Floor Plan

Please note: the floor plan is approximate to give an indication of the layout of the building. It is not accurate, or to scale.



From our office head up through Tudor Square keeping St Marys Church on your left, head out towards the North Beach parade. At the mini roundabout turn left onto White Lion Street and at the crossroads drive straight ahead into Warren Street. The County Chambers are approximately 50 yards further up the road on your left-hand side just before the Police Station.







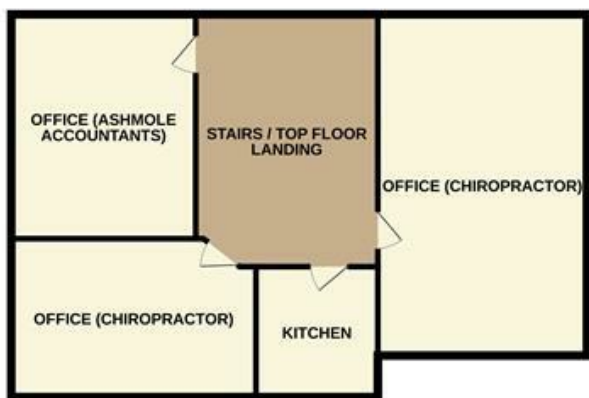
Floor Plan



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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