



All enquiries Ref: Thomas Mason



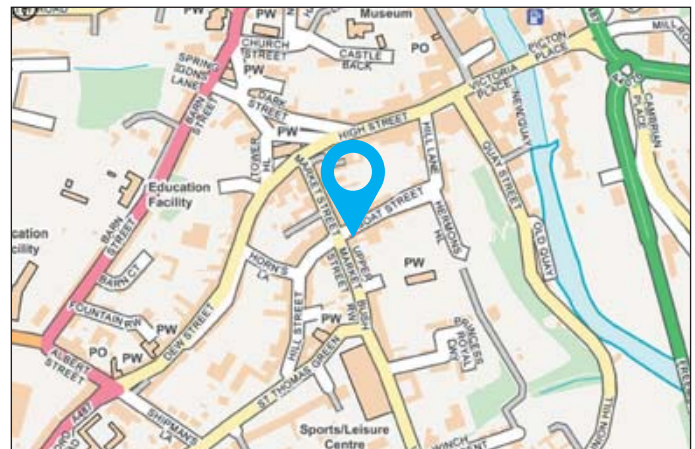
- Freehold four floor mid terrace Grade II listed building currently arranged as multiple lettings rooms with communal areas
- Potential to develop/convert to provide multiple residential units (STPP)
- Investment

#### Location:

The property is situated on Goat Street at its junction with Upper Market Street. Public transport links are well provided with Haverfordwest Railway Station within close proximity together with a network of local bus services serving the surrounding vicinity. Shopping amenities can be found locally with nearby recreational pursuits including Fortunes Frolic Park and Gardens.

#### Accommodation/Tenancy:

The auctioneers were unable to inspect the property prior to catalogue print however understand it to comprise the following:



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Letting Room	Accommodation	Advised room letting rates	Currently Let/Vacant
Communal areas	Includes reception room/kitchen/bathrooms	--	--
3	Double bedroom with en-suite	£425pcm	Let
4	Double bedroom with en-suite	£475pcm	Let
6/7	Suited double bedroom with en-suite	£500pcm	Let
8	Double bedroom	£425pcm	Let
9	Single bedroom	£350pcm	Let
10	Double bedroom	£400pcm	Vacant
11	Double bedroom	£400pcm	Vacant
12	Double bedroom	£360pcm	Let
13	Single bedroom	£350pcm	Vacant
14	Single bedroom	£350pcm	Vacant

#### Current rent reserved:

**£30,420** per annum (with 4 rooms vacant)

#### Note:

The auctioneers understand that the vacant units are currently being marketed for let and therefore the information above may be subject to change. Please refer to the auctioneers website and the legal documents regularly for further information/updates regarding the tenancies as well as the accommodation/internal layout.

#### Potential:

Prospective purchasers may wish to consider the potential for development/ conversion to provide multiple self-contained flats, subject to the necessary planning permissions and consents. Purchasers must rely upon their own enquiries in this respect.

#### Council Tax Band: F

#### To view:

Strictly by arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.