



**Shire Hall High Street, Haverfordwest, Pembrokeshire, SA61 2BN**

**Offers In The Region Of £2,395,000**

- Historic Grade 11\* Listed Building
- Town Centre Location

# Shire Hall High Street, Haverfordwest SA61 2BN

A Unique Opportunity To Purchase The Lease Of An Historic Grade 11\* Listed Building Located At The Foot Of High Street In The Centre Of The County Town



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Council Tax Band:



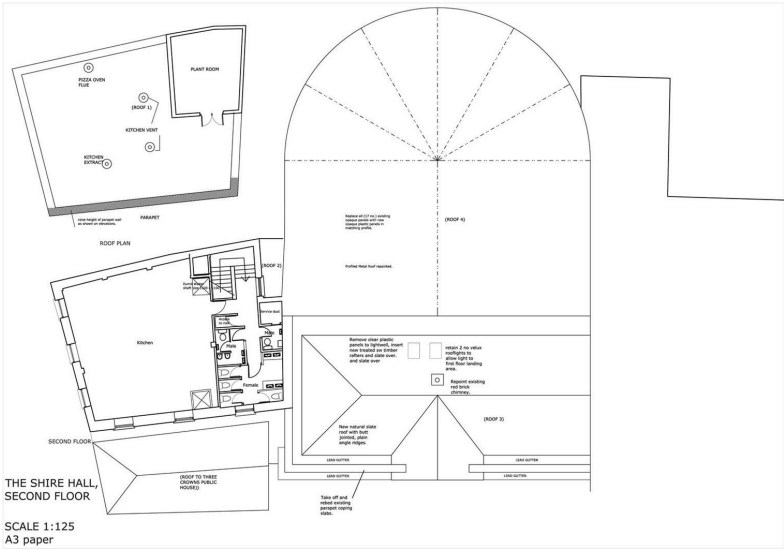
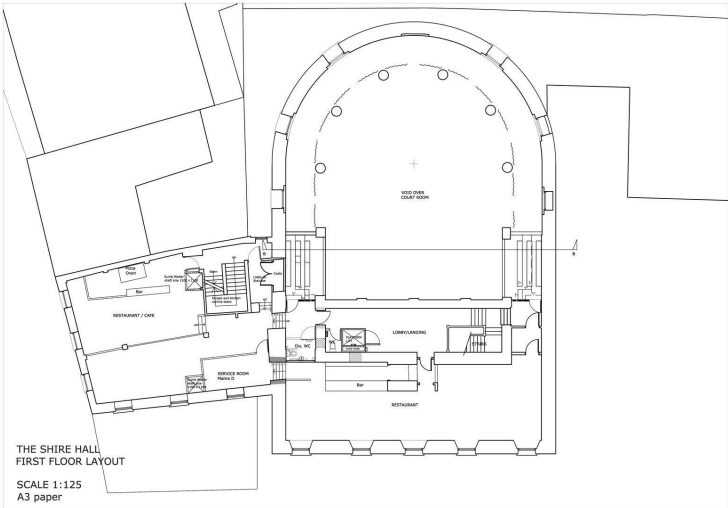
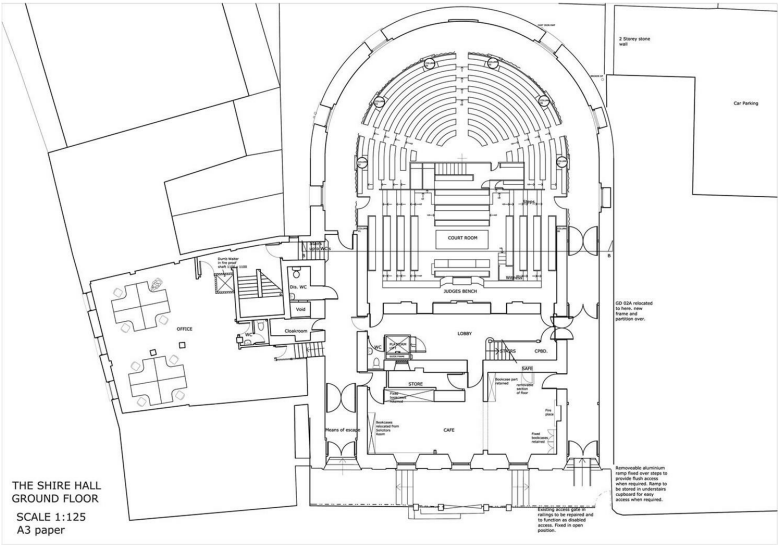
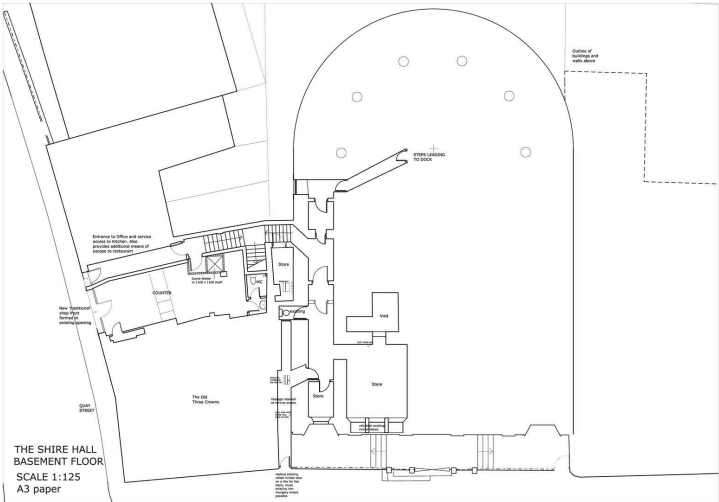


Full Description

Grade II\* listed as one of the most distinguished early C19 public buildings in the region, Shire Hall is a former court house designed by William Owen of Haverfordwest. An impressive building, dominating the High Street of the county town, Shire Hall was renovated to accommodate a coffee shop and restaurants, the fixtures and fittings of which remain in situ along with a fully fitted commercial kitchen.

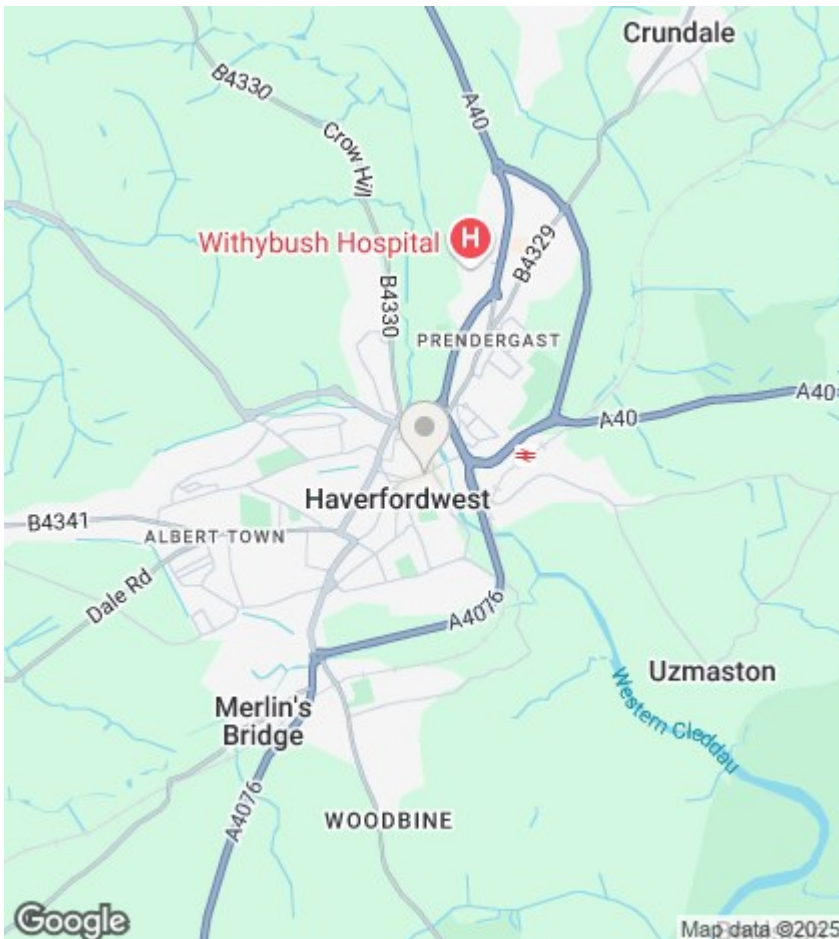
Services

Mains gas, electricity, water & drainage.





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



#### General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point in which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THE PROPERTY.