



London House, Market Square, Fishguard, Pembrokeshire, SA65 9HA

**Price Guide £245,000**

- \* Prominently positioned double fronted Terraced Shop Premises which enjoys a prime trading location.
- \* Currently an Art Gallery, but equally well suited for other Commercial uses (Subject to Planning).
- \* The First Floor Accommodation is currently a Gallery with Kitchen and Shower Room, but could easily be adapted and used as Living Accommodation or as a small Self Contained Flat.
- \* Rear Concreted Yard together with a Store Shed. Rear Pedestrian Access.
- \* Early inspection is strongly advised. Realistic Price Guide.

## SITUATION

Fishguard is a popular Market Town which stands on The North Pembrokeshire Coastline some 15 miles or so North of the County and Market Town of Haverfordwest.

Fishguard has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Take-Aways, Cafes, Art Galleries, a Post Office, Library, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The Twin Town of Goodwick is a mile or so distant and Fishguard Harbour being close by, provides a Ferry Terminal for Southern Ireland. There is also a Railway Station.

The Pembrokeshire Coastline at The Parrog is within a mile or so of Fishguard Town Centre and also close by are the other well known sandy beaches and coves at Pwllgwaelod, Cwm-yr-Eglwys, Newport Sands, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin and Porthgain.

The County and Market Town of Haverfordwest is within easy car driving distance and has the benefit of an excellent Shopping Centre together with a wide range of amenities and facilities.

There are good road links along the Main A40 from Fishguard to Haverfordwest and Carmarthen and the M4 to Cardiff and London. In addition, there are good rail links from Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the United Kingdom.

## Directions

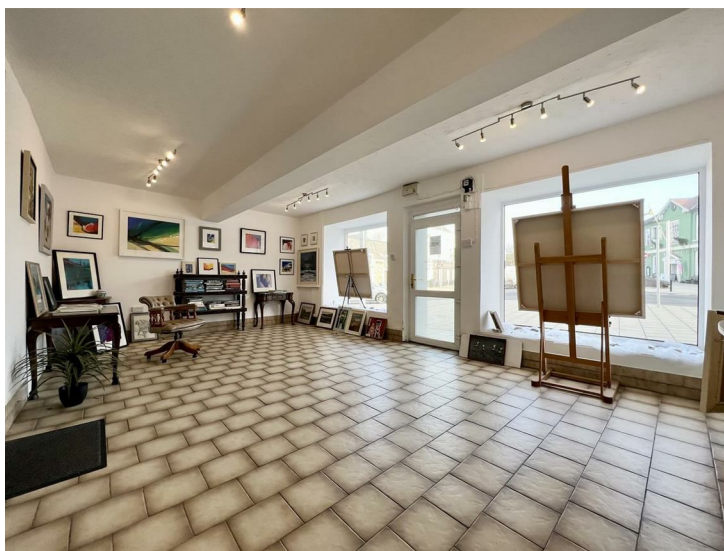
From the Offices of Messrs JJ Morris at 21 West Street, turn right and bear left and proceed up to Market Square. London House is situated on the right hand side of the road, between The Abergwaun Hotel and Corner Cafe. A 'For Sale' Board is erected on site.

## Description

London House comprises a Terraced 2 storey Building of solid stone and cavity concrete block construction with rendered and coloured elevations under pitched slate and flat felt roofs. Accommodation is as follows:-

### uPVC Double Glazed Entrance Door to :-

## Gallery/Shop



22'11" x 13'8" (7.01 x 4.19)

With a ceramic tile floor, 4 No. 6 ceiling spotlights, 2 No 6'6" x 6' display windows, 10 power points and step to:-

### Inner Hall

With ceramic tile floor, uPVC double glazed door to staircase to First Floor, Hardwood door to Cloakroom and door opening to:-

### Sitting Room/Office

11'9" x 8'8" (3.58m x 2.64m)

With ceramic tile floor, 4 power points, 2 downlighters, strip light and a uPVC double glazed door to rear Concreted Patio/Yard.

### Cloakroom

8'0" x 6'0" (2.44 x 1.83)

With vinyl floor covering, pine tongue and groove clad ceiling, suite of Wash Hand Basin and W.C, single glazed window, radiator and 2 eyeball spotlights.

A uPVC double glazed door from the Inner Hall gives access to a staircase which leads to the:-

### Half Landing (Split Level)

With uPVC double glazed window to rear and stair to:-

## FIRST FLOOR

### Landing (Split Level)

With fitted carpet, double panelled radiator, downlighter and doors to Kitchen, Shower Room and:-

## Gallery/Sitting Room/Bedroom



23'3" x 14'3" (7.09m x 4.34m)

With fitted carpet, 2 uPVC double glazed windows, 10 eyeball spotlights on dimmers, 14 power points and access to an Insulated Loft.

## Kitchen

9'8" x 9'3" (2.95 x 2.82)

With an inset single drainer stainless steel sink unit with hot and cold, range of floor and wall cupboards, uPVC double glazed window, 3 ceiling spotlight, part tile surround, vinyl floor covering and 8 power points.

## Shower Room

With fully tiled walls, uPVC double glazed window, double panelled radiator, suite of Wash Hand Basin, W.C. and a glazed and tiled Shower Cubicle with a Mira Excel thermostatic Shower, mirror fronted bathroom cabinet, fitted carpet and a 3 ceiling spotlight.

## Externally

To the rear of the Property is a Concreted Yard which has an approximate overall measurement of 17'0" x 17'0" (5.18m x 5.18m) together with a:-

## Store Shed

13'3" x 7'3" (4.04 x 2.21)

Of concrete block construction with wiring for a strip light.

Rear Pedestrian Access.

## Services

Mains Water, Electricity and Drainage are connected. Gas available. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom regulations.

## Tenure

Freehold with Vacant Possession upon Completion.

## Rights of Ways

The Property benefits from a Rear Pedestrian Access with a pedestrian doorway off Market Square/High Street adjacent to Corner Cafe.

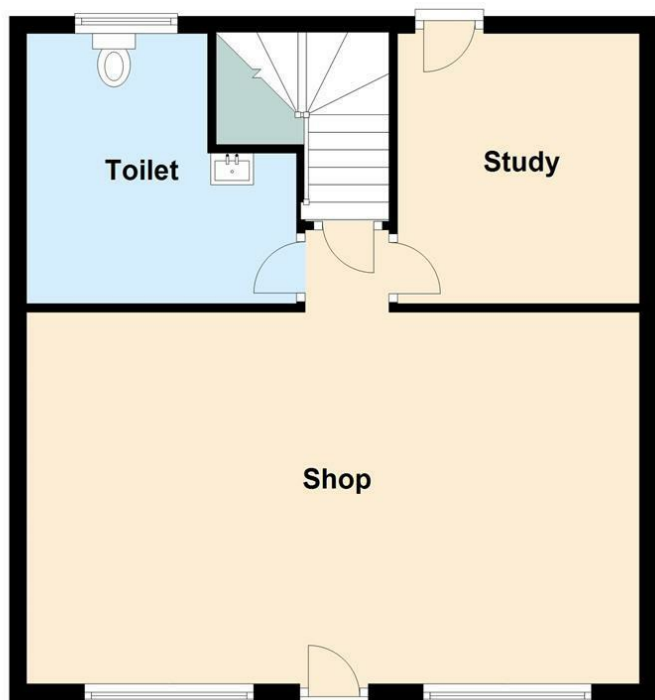
## General Remarks

London House is a prominently positioned, Terraced 2 storey Commercial/Residential Premises which stands in a prime trading location in the centre of this popular Market Town. It is currently utilised as an Art Gallery and has previously been used as an Antique Shop, a Greengrocers Shop and a Newsagents. Although well suited to its current use, it is equally well suited to a variety of other

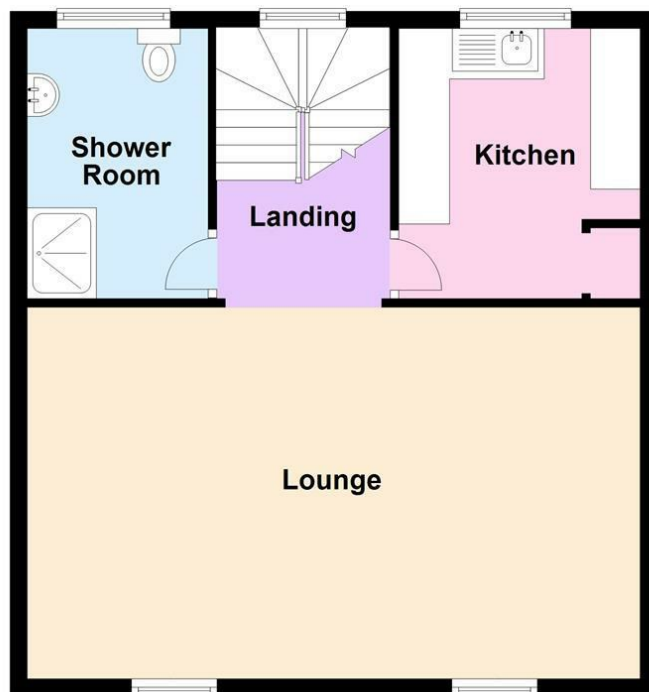
Commercial uses, subject to any necessary Change of Use and/or Planning Consents. It undoubtedly enjoys one of the best Trading Locations in this popular Market Town and early inspection is strongly advised. Realistic Price Guide.

# Floor Plan

## Ground Floor

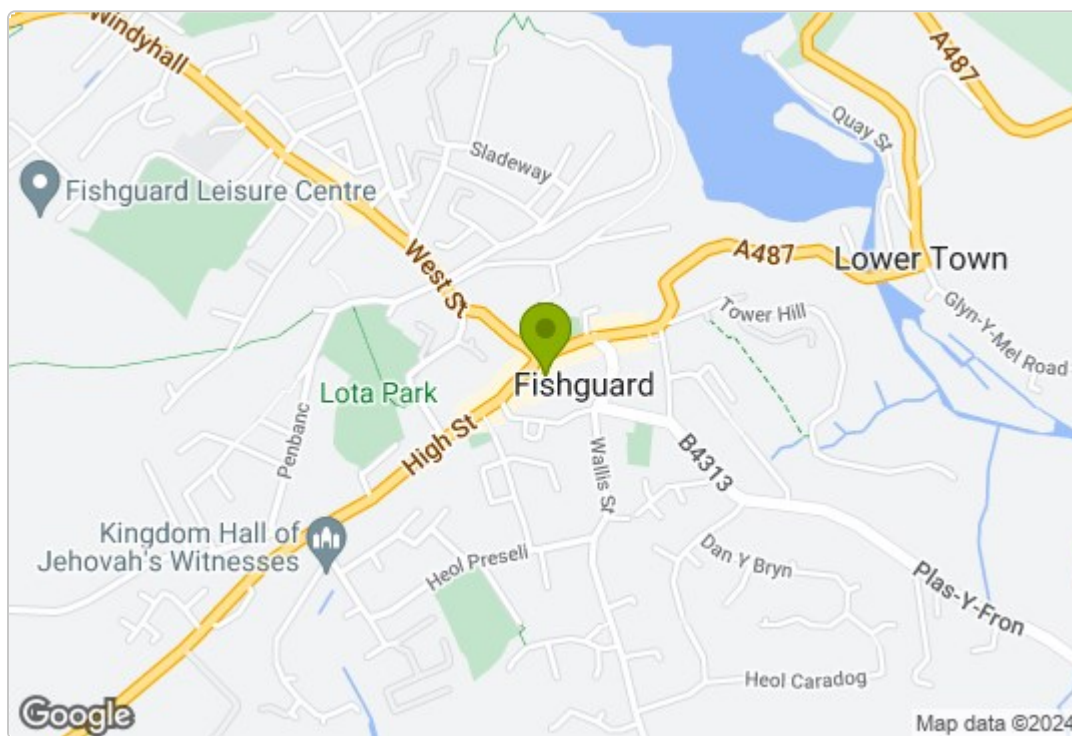


## First Floor



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

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			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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