



10 Main Street, Fishguard, Pembrokeshire, SA65 9HH

**Auction Price Guide £30,000 - £50,000**

\*A prominently positioned End of Terrace 2 storey Commercial Building.

\*Most recently used as a Carpet Shop, although previously used as Office accommodation.

\*Convenient location within 50 yards or so of Fishguard Town Shopping Centre and Market Square.

\*Although well suited for Commercial Use as a Shop or an Office, it is equally well suited for Residential purposes (subject to any necessary Change of Use and/or Planning Consents).

\*The Property is in need of Renovation, Modernisation and Cosmetic Improvement.

\*It will be offered 'For Sale' by Online Auction on Thursday, 22nd May 2025 between 12.00 Noon and 2.00pm.

\*Early inspection advised. Online Auction Price Guide £30,000 - £50,000. EPC Rating F



## 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, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Supermarket 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 the Property 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 an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Library, Supermarkets, Petrol Filling Stations, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Main Street is a mixed Residential/Commercial area which runs in an easterly direction towards Newport and Cardigan from the Town Shopping Centre and Market Square. 10 Main Street is situated within 50 yards or so of Fishguard Town Centre.

## Directions

From the Offices of J.J. Morris at 21 West Street, turn right and proceed up to Market Square. Take the first turning on the left in the direction of Newport passing the Church on your left and some 50 yards or so further on, 10 Main Street is situated on the right hand side of the road. A "For Sale" Board is erected on site.

What3Words - ///angry.impaired.subplot

## Description

10 Main Street comprises an End of Terrace 2 storey building of stone and brick construction with part brick faced and mainly rendered and coloured elevations under

a flat felt roof. Two Walls on the Ground and First Floor are party walls from which dampness (caused by rainwater) affects the party wall. Accommodation is as follows:-

## Half Glazed Entrance Door to:-

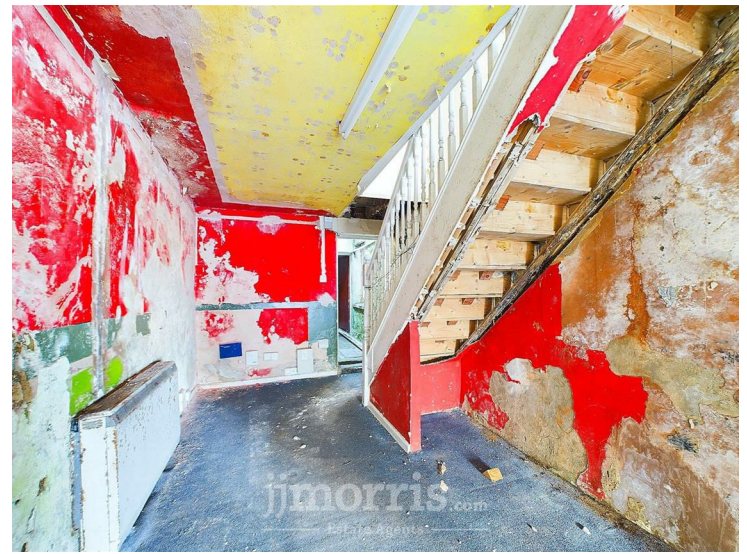
### Office



26'0" x 18'0" maximum (7.92m x 5.49m maximum)

With fitted carpet, 3 display windows, shelving, Dimplex storage heater, telephone point, ample power points, smoke detector (not tested), built in cupboard with shelves and opening to:-

## Inner Office/Photocopying Area

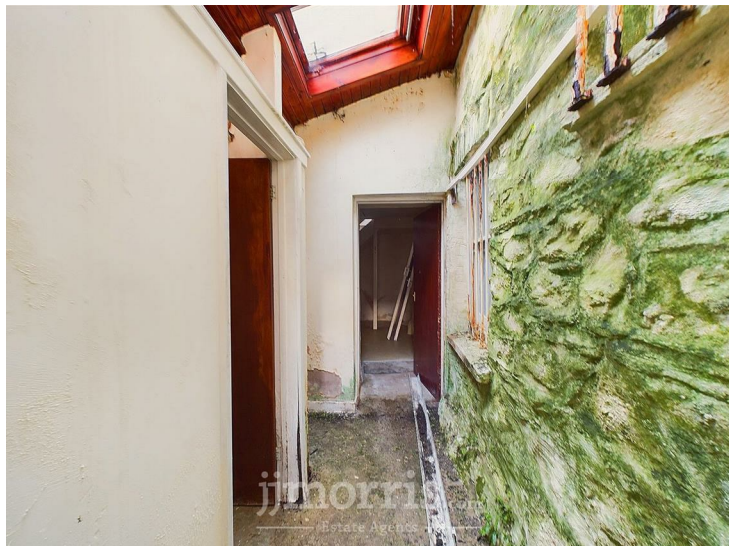


15'0" x 8'9" (4.57m x 2.67m)

With a Dimplex storage heater, fitted carpet, strip light, telephone point, power points, staircase to First Floor and door to:-



### Rear Hall



With 2 Velux windows, half glazed door to exterior, emergency light and door to:-

### Cloakroom

With Wash Hand Basin, Santon Hand Water Heater, pine tongue and groove clad ceiling, ceiling light and door to:-

### Separate WC

With ceiling light, pine tongue and groove clad ceiling and a Water Meter.

### Kitchen



10'10" x 10'3" approx (3.30m x 3.12m approx)

With single drainer inset Stainless Steel sink unit, Creda Corvette Water Heater, strip light, 2 power points and staircase to:-

### First Floor

#### Store Room

10'5" x 8'4" (3.18m x 2.54m)

With Velux window, ceiling light and 2 power points.

Approached from the staircase from the Inner Office/Photocopying Area is the :-

### Main Landing

With fitted carpet, strip light, emergency light and doors to:-

### Office 1



24'0" x 16'8" maximum (7.32m x 5.08m maximum )

With an Oak woodblock floor, 2 strip lights, built in Storage Cupboard along one wall with shelves, 2 windows, storage heater, telephone points, 10 power points and 2 strip lights.

### Office 2



15'6" x 5'6" plus recess 3'6" x 3'2" (4.72m x 1.68m plus recess 1.07m x 0.97m)

With fitted carpet, strip light, Dimplex storage heater, telephone point, window and 2 skylights.

The property benefits from a Pedestrian Side Access which is shared with the next door property, 12 Main Street.

The boundaries of the Property are coloured red on the attached Plan which is Not to Scale.

### Services

Mains Water (metered supply), Electricity and Drainage are connected. Gas available, but not connected to the

Property. Economy 7 Electric Heating. Single Glazed Windows. Telephone, subject to British Telecom Regulations.

### Tenure

Freehold with Vacant Possession upon Completion.

### Rights of Ways

A pedestrian access right of way has existed in favour of the Property over the pathway to the side which is shared with 12 Main Street.

### Asbestos Report

An Asbestos Report in respect of the Property will be available.

### Remarks

10 Main Street is a prominently positioned Commercial Premises which stands within 50 yards or so of Fishguard Town Shopping Centre and Market Square. Although being well suited for Commercial Use and last used as a Carpet Shop and prior to that as an Estate Agents Office, it is equally well suited for other Commercial or for Residential purposes (subject to any necessary Change of Use and/or Planning Consents). The Property is in need of Renovation and Modernisation work and is offered 'For Sale' with a realistic Online Auction Price Guide. Early inspection is strongly advised.

### Vendors Solicitor

Mr Roland Lewis of Ungood Thomas & Kind, The Quay, Carmarthen, Carmarthenshire, SA31 3LN.

Telephone: 01267 237 441. Email: roland.lewis@utk.co.uk

### Auction Guidelines

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

The Property will be offered "For Sale" (subject to the conditions of sale and unless previously sold or withdrawn) and a Legal Pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance <http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

Guide Prices are issued as an indication of the expected sale price which could be higher or lower. The Reserve Price which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

### How to Register & Bid

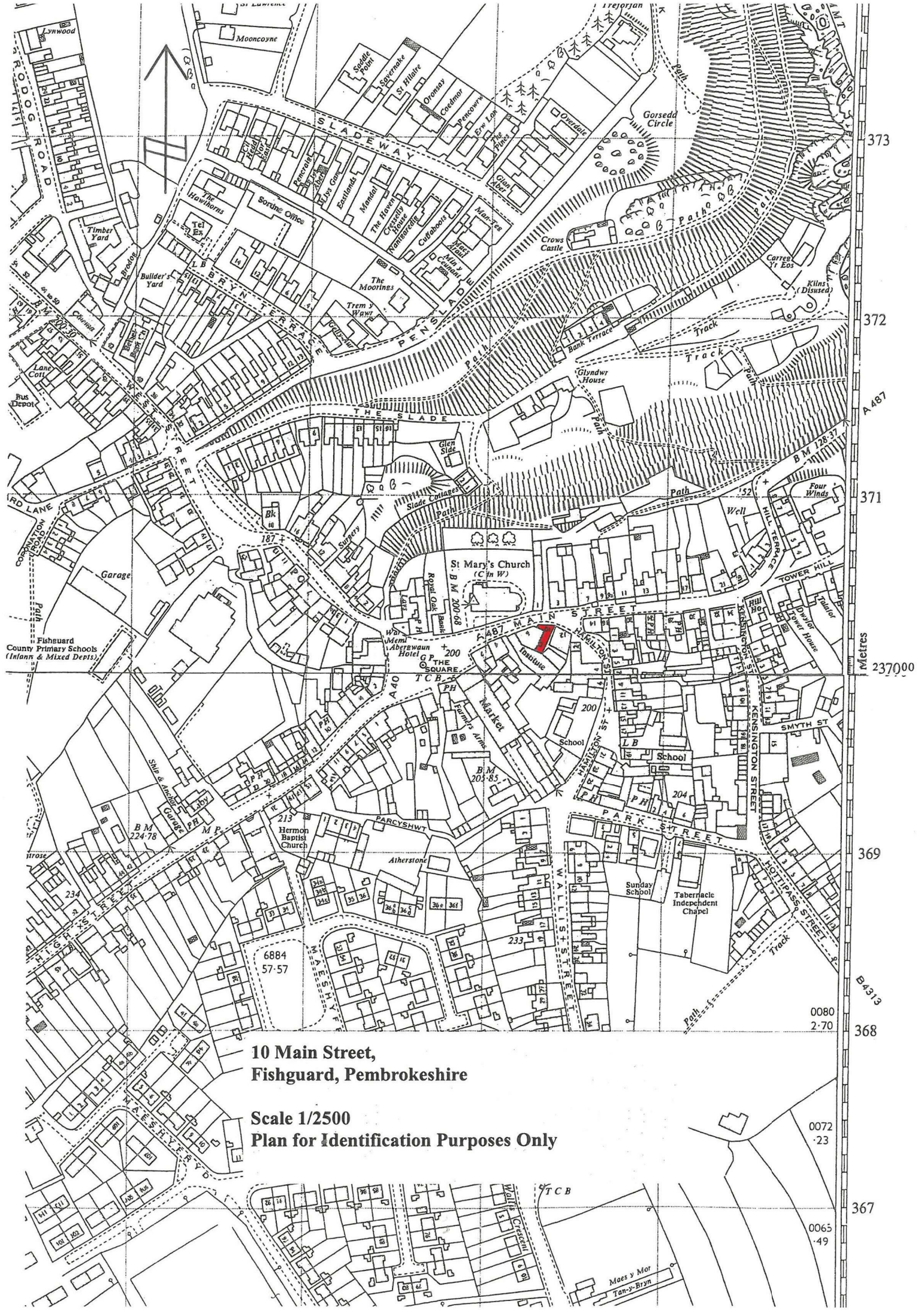
Please visit our website, [jjmorris.com](http://jjmorris.com), then select the sales tab, then auctions and click on the selected property. You will then be able to register to bid and view the legal pack. On mobile devices or tablets you may need to press the blue "Bid Now" button.

### For Sale by Auction

The Property is to be Sold via Online Auction on Thursday, 22nd May, 2025 between 12 Noon and 2pm. You have to register via our Website to view the Legal Pack and to bid.

N.B. J. J. Morris charge an Administration Fee of £1,000.00 plus VAT (£1,200.00 inc VAT) upon Completion of the Sale. The successful purchaser will be liable to pay JJ Morris direct the sum of £1,200.00 inc VAT on Completion of the Sale, which is in addition to the purchase price of the Property.



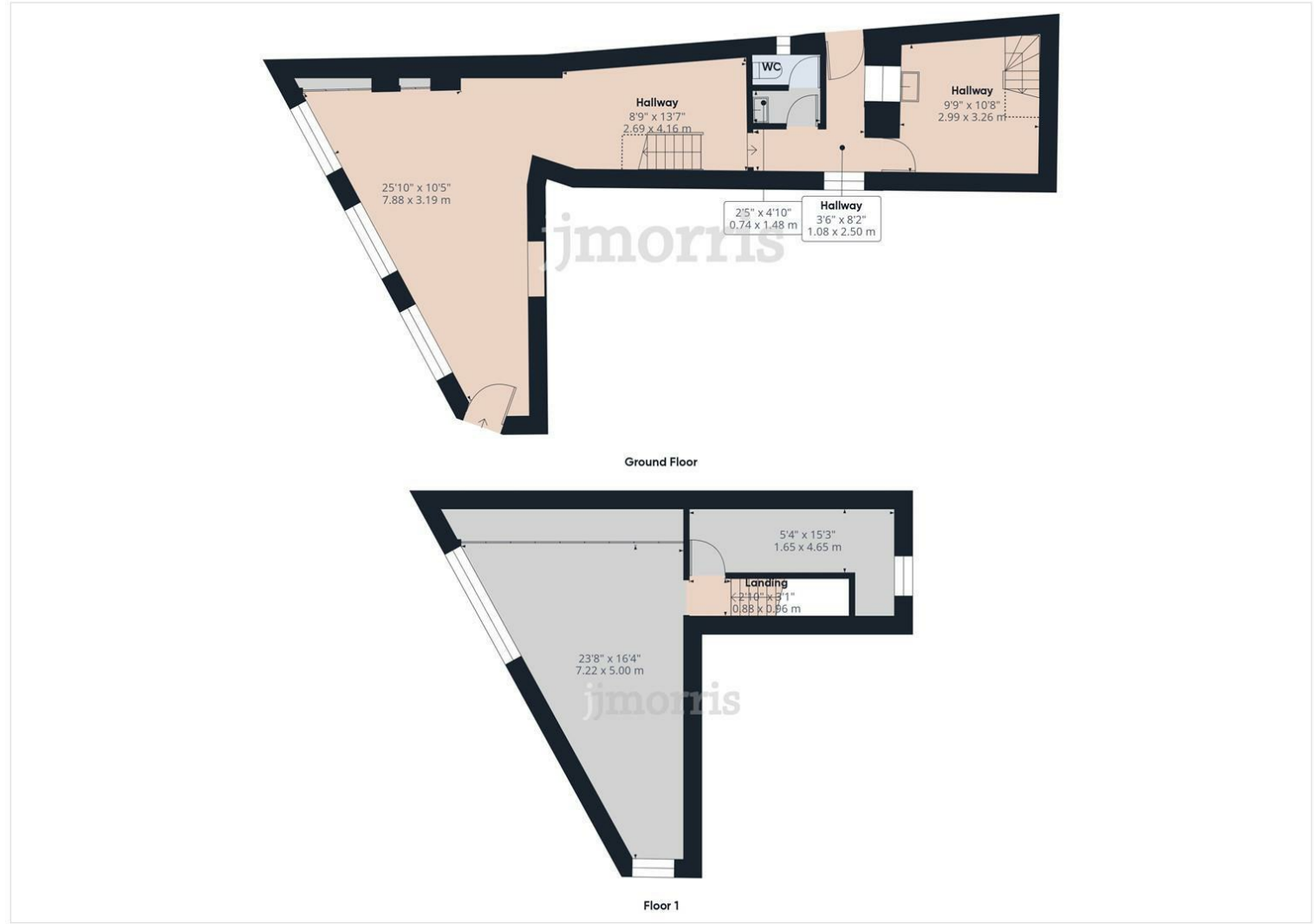


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Fishguard, Pembrokeshire**

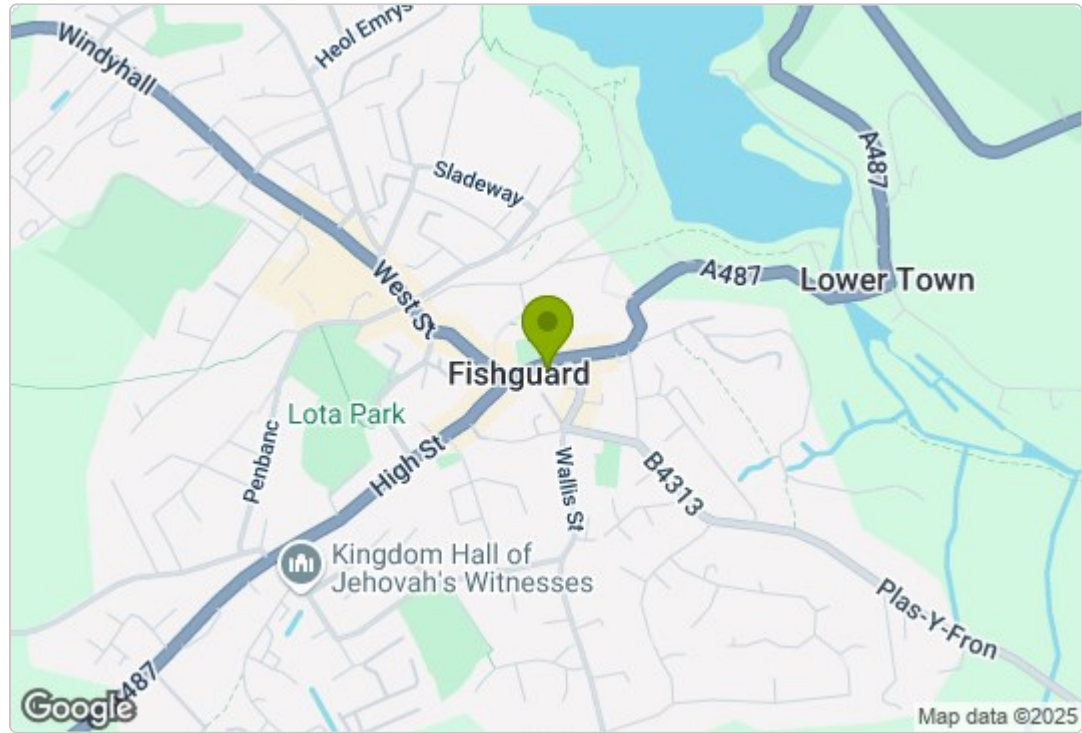
**Scale 1/2500  
Plan for Identification Purposes Only**



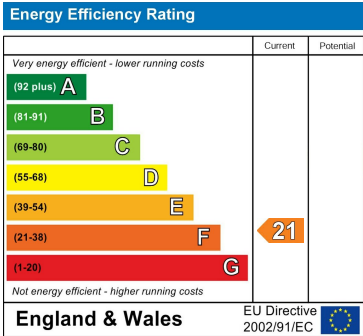
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band -

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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