



Roch Shop Church Road, Haverfordwest, SA62 6BG

£450,000

Substantial residential and commercial premises with plenty of potential for a variety of uses, subject to the necessary consents being obtained, all standing on a large plot in a popular village location, just off the coast road that links Haverfordwest to St. Davids, being on the periphery of the Pembrokeshire Coast National Park within a couple of miles of the long sandy beach at Newgale.

SITUATION:-

The premises occupy quite a prominent location, just off the A487 Haverfordwest to St Davids roadway some 6 miles or so west of Haverfordwest which is the principal administrative centre for the coastal county of Pembrokeshire, benefits from an extensive range of facilities and amenities.

The village has a large resident population which increases dramatically during the busy tourist season with the long sandy beach of Newgale being within some 2 miles or so. Roch lies on the periphery of the Pembrokeshire Coast National Park with several nearby beaches being popular year round holiday destinations.

OVERALL DESCRIPTION:

Standing on a large plot, the premises are constructed for a variety of materials and currently comprise a 2 bedroom residence with a former restaurant and takeaway adjoining, together with the shop and workshop storage area, providing extensive commercial areas with the potential for a variety of uses. The property is set back off the road and has a large area to the rear and includes the following accommodation:-

THE SHOP:-

The TAKEAWAY:-

Situated to the side of the bungalow, the premises have historically been used as a restaurant and takeaway and comprises a single storey that has separate access to the main shop and bungalow and includes:

Serving Area: 13'1" x 16'4" approx (4m x 5m approx)

With display windows to the fore and sliding connecting to

Preparation Area: 13'1" x 16'4" approx (4m x 5m approx)

With part tiled walls and offering ample space to fit out as a catering kitchen/preparation area. Door leading to a rear shared hallway and door leading to a small shared rear courtyard.

Main Shop Area:- 42'7" x 22'11" (13 x 7)

with entrance door and display frontage and partitioned to provide

Inner Storage Area 22'1" x 24'0" (6.75 x 7.34)

leading to

Inner Preparation Area 9'2" x 11'5" (2.80 x 3.50)

Storage Area 12'5" x 8'2" (approx) (3.8 x 2.5 (approx))

Office 9'10" x 12'3" (3.0 x 3.75)

leading to

Inner Office 8'2" x 12'3" (2.50 x 3.75)

Workshop

to the side and rear of the main shop and rear storage and office areas and providing an extensive ancilliary area, suitable for a variety of uses, storage etc and including a small kitchen area and w.c.

THE RESIDENTIAL ACCOMMODATION (BUNGALOW)

Situated between the shop and the takeaway premises and comprising:-

Ground Floor

Entrance Hall 13'7" x 16'10" (4.15 x 5.15)

with stairs to the first floor

Sitting Room 11'1" x 13'11" (3.40 x 4.25)

Living Room 19'8" x 13'3" (6 x 4.06)

Kitchen 8'8" x 11'3" (2.65 x 3.45)

With a range of fitted units.

Utility Room

with w.c. off

First Floor Accommodation:-

Bedroom 1 15'9" x 11'3" (4.81 x 3.45)

With under eaves storage.

Bedroom 2 13'2" x 11'3" (4.03 x 3.45)

Bathroom

With usual suite including a shower above the bath.

Externally

To the rear of the premises is a good sized yard used for car parking, domestic grounds and storage.

SERVICES:

The property has the benefit of mains water, electricity and drainage. Heating to various parts of the premises is by an oil fired system.

TENURE: Freehold with vacant possession upon completion.

LOCAL AUTHORITY: Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire SA61 1TP. Tel: 01437 764551

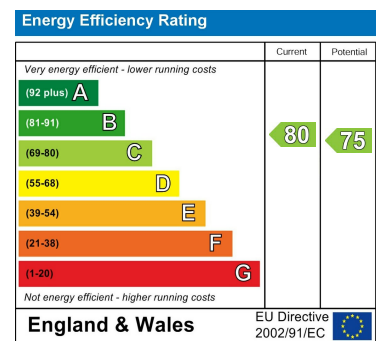
GENERAL REMARKS:

The sale of the Shop, Bungalow and former takeaway premises of Roch offers potential purchasers a rare opportunity to acquire substantial business premises with the benefit of living accommodation and versatile commercial elements that are suited to a variety of potential uses all in a convenient setting within easy reach of the coast.. This is a property with plenty of potential subject to the necessary consents being obtained and viewing is therefore highly recommended.

Area Map



Energy Efficiency Graph



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