

43 Cartlett, Haverfordwest, SA61 2LH

**Offers In The Region Of £220,000**

- \*Flexible commercial premises within a convenient location.
- \*Currently over two floors, the property offers ground floor and first floor office space.
- \*Historic uses include offices, retail and a takeaway.
- \*ALSO AVAILABLE TO RENT ON TERMS TO BE AGREED.



## SITUATION

Cartlett lies just off the centre of the busy town of Haverfordwest which is the principal administrative centre for the coastal county of Pembrokeshire with town centre that includes a variety of shops together with the council offices and numerous businesses. The town has a resident population of approximately 15,000 people and serves a much wider rural area. The county of Pembrokeshire is a popular year round tourist destination with the population increasing dramatically during the busy summer months. The property is located close to the town's railway station with the Aldi supermarket also being close by.

## DESCRIPTION

43 Cartlett comprises a detached traditionally constructed two storey commercial premises that had been used for a variety of commercial purposes over the years, including retail, office and a takeaway. The premises offer flexible accommodation, suitable for a variety of uses, subject to any necessary consents being obtained.

**The Accommodation briefly comprises:**

## GROUND FLOOR

### Reception Area



A uPVC double glazed door opens into the reception area which is on two levels. There is a lift that provides access between the levels and stairs rising to the first floor.

**Office 15'5" x 15'8" (4.7m x 4.8m)**



With double aspect windows and two radiators.

**Office 3.5m x 2.35m**

With radiator and window to the side.

**Office 2.65m x 2.10m**

With radiator.

### Kitchen Area

With sink and shelves and leading to a WC. This has been adapted for use by a disabled person and includes a WC, wash hand basin and extractor.

**Office 2.10m x 2.3m**

With radiator.

### Storage Area

### Storage Area

## FIRST FLOOR

### Landing

With storage cupboards and a small welfare area that includes a sink unit.

**Office 6'10" x 8'0" (2.10m x 2.45m)**



With radiator and uPVC double glazed window to the fore.

### Separate WC

With wash hand basin and radiator.

Office 15'3" x 14'7" (4.65m x 4.45m)



With two uPVC windows to the fore and two radiators.

Office 13'11" x 12'11" (4.25m x 3.95m)



With radiators and uPVC to the fore.

Office 9'6" x 11'8" (2.9m x 3.56m)

With radiators and uPVC window to the fore.

Office 9'8" x 12'0" (2.97m x 3.68m)



With radiators and uPVC double glazed window to the side.

### EXTERNALLY

There are no grounds with the property, on street car parking is available and there is a public car park near by.

### SERVICES

All mains services are connected. The property benefits from full uPVC double glazing and gas-fired central heating.

### TENURE

Freehold with vacant possession on completion.

Ratable Value £11,500.

### LOCAL AUTHORITY

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire

Tel: 014377604551

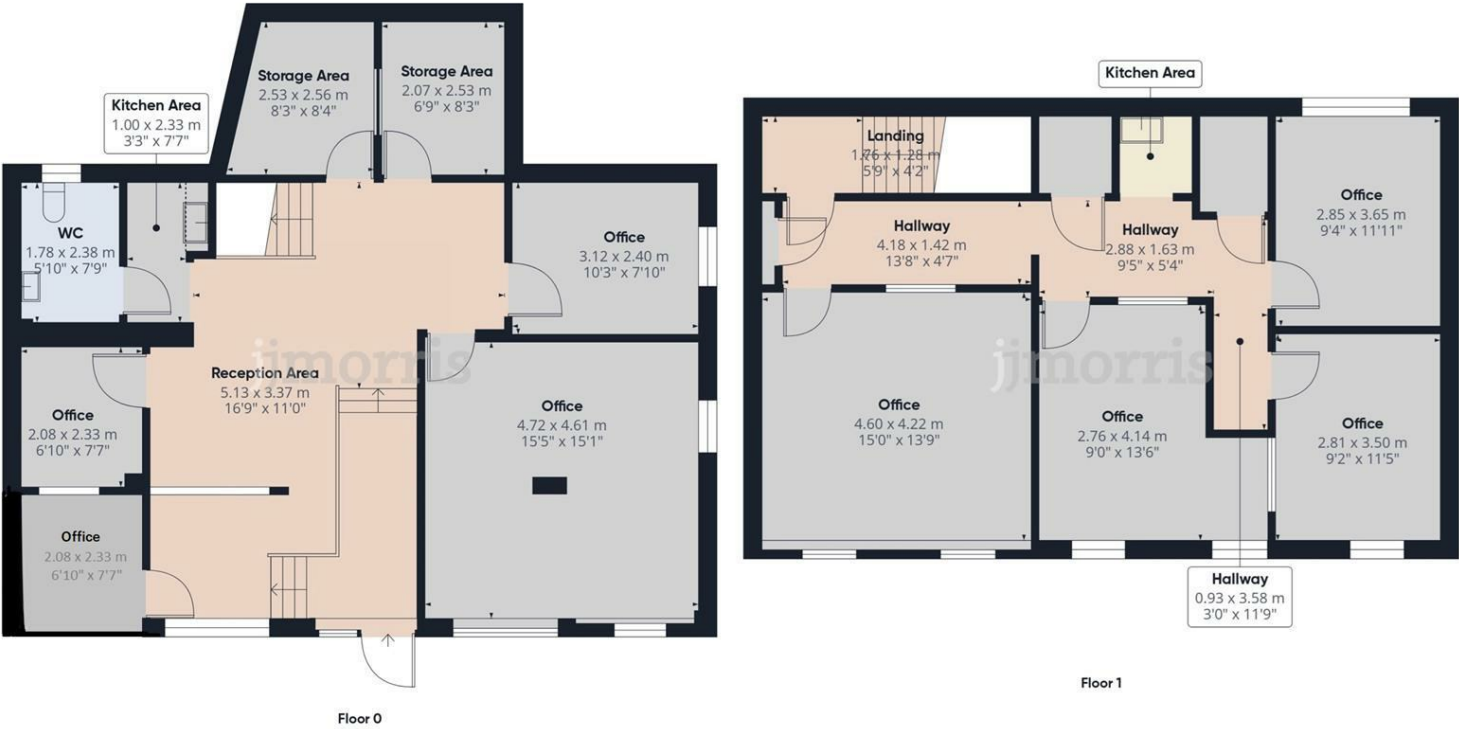
Website: [www.pembrokeshire.gov.uk](http://www.pembrokeshire.gov.uk)

### GENERAL REMARKS

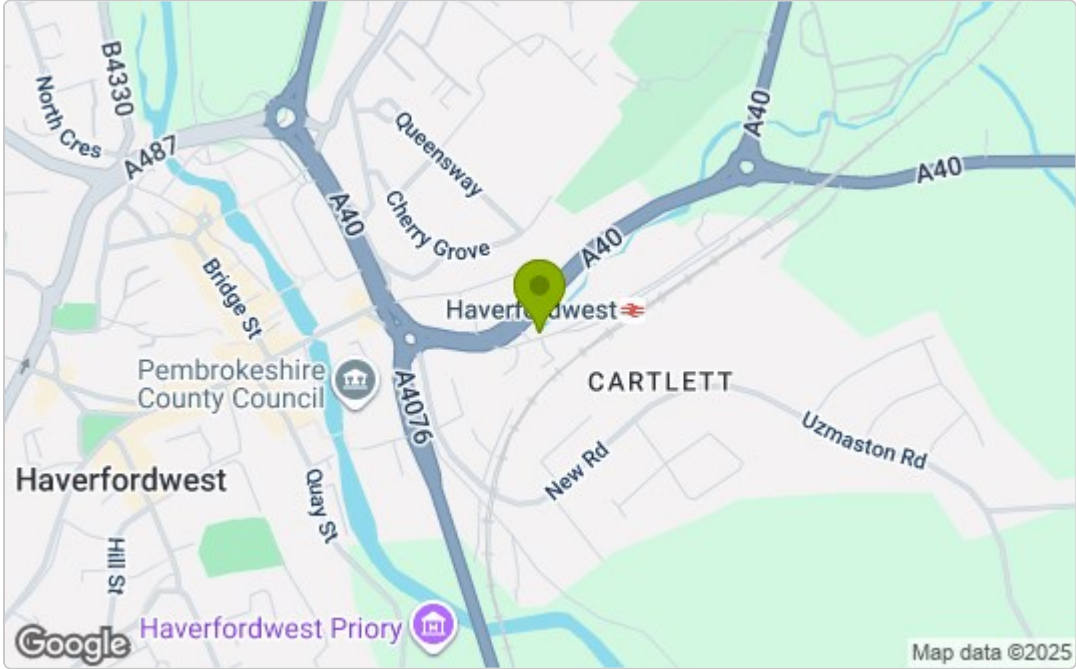
The sale of 43 Cartlett offers an opportunity to purchase a conveniently located commercial premises, suitable for a variety of uses. The property has been historically used as a takeaway, suite of offices and for retail purposes and offers flexible accommodation over two floors that we feel is suitable for a variety of uses. Viewing is therefore highly recommended and interested parties should be aware that the vendor would consider a rental option on terms to be agreed.



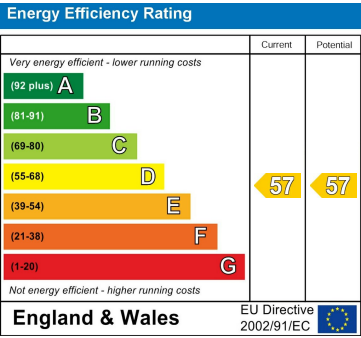
Floor Plan



Area Map



Energy Efficiency Graph



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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