VIEWING: By appointment only via the Agents.
TENURE: Leasehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric Gas , Mains Water.
Rateable Value £7800 April 2026
EPC Rating E
We are informed that there is a right of way through Pembrokeshire County Council car park to the 3 spaces with this building.

We would respectfully ask you to call our office before you view this property internally or externally

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

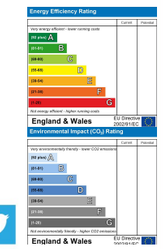
12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk



5 Picton Place, Haverfordwest, Pembrokeshire, SA61 2LE

- **Substantial First & Second Floor Lease**
- **3 Private Parking Spaces**
- **Ideal for businesses seeking centrally located office space**
- **Gas Central Heating**
- **Prominent town centre location**
- **Built-in worktops/desks on the second floor**
- **Versatile space suitable for a variety of business uses**

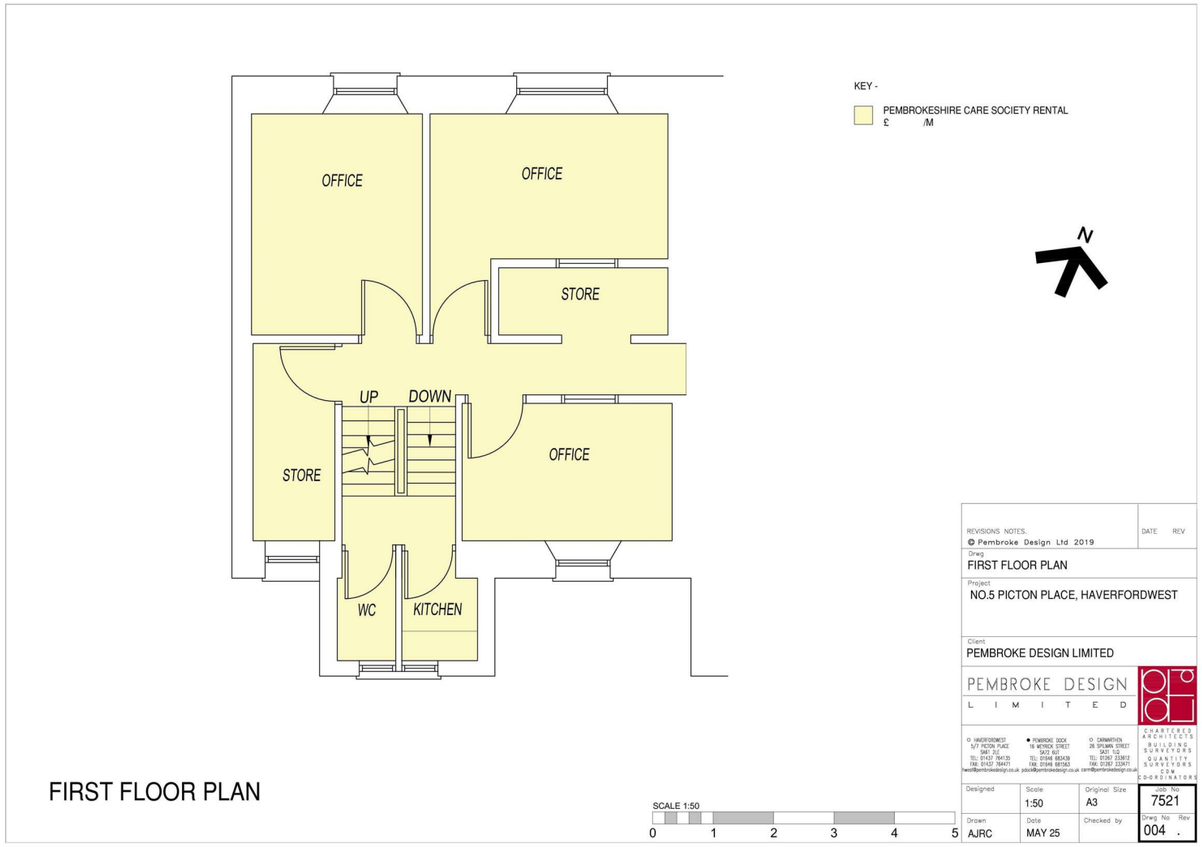


Per Annum Lease £7,400

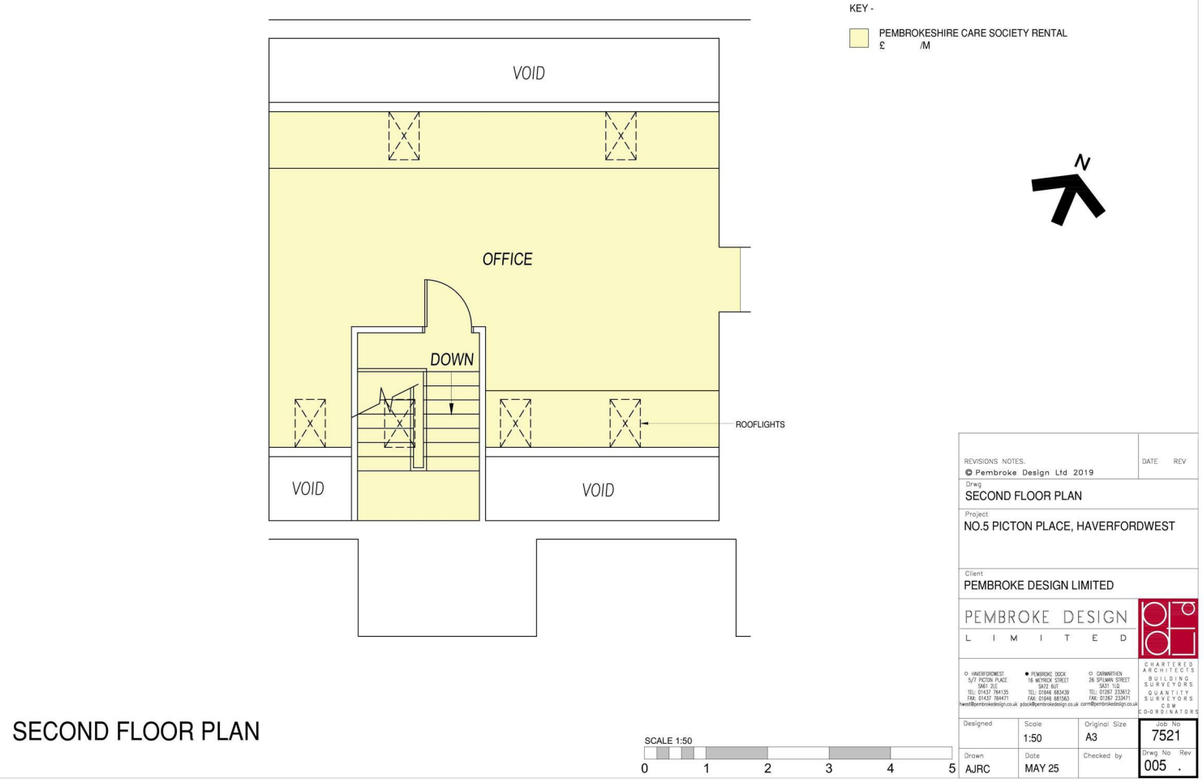
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626

The Agent that goes the Extra Mile



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A Fantastic Opportunity to Lease – First & Second Floors, 5 Picton Place, Haverfordwest

An excellent opportunity to lease first and second floor accommodation at 5 Picton Place, Haverfordwest, occupying a prominent position in the heart of the town centre.

Arranged over two floors, the property offers versatile accommodation suitable for a variety of potential business uses, subject to any necessary planning or statutory consents. The second floor benefits from built-in worktops/desks, making it particularly suitable for office-based businesses.

Key Features:

Prominent town centre location

Accommodation arranged over two floors

Built-in worktops/desks on the second floor

Three parking spaces to the rear

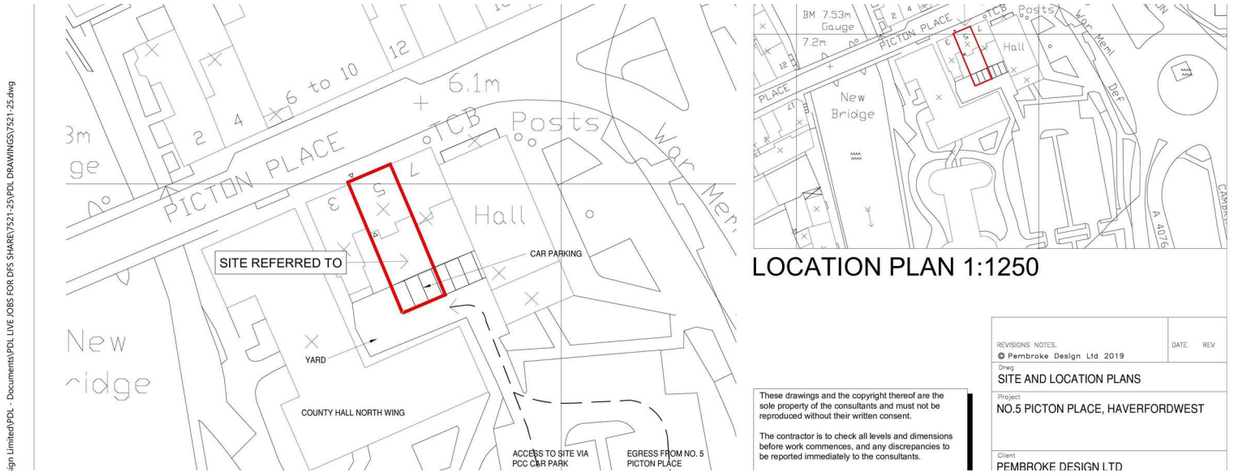
Rear parking accessed via a right of way through Pembrokeshire County Council car park

Flexible accommodation suitable for a variety of business uses

Rental: £7,400 per annum
Additional costs: Contribution towards building insurance
Tenant responsibilities: Internal repairs and maintenance

An ideal opportunity for a business seeking well-positioned, versatile premises in the heart of Haverfordwest.

For further information or to arrange a viewing, please contact us.



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DIRECTIONS

Directions to 5 Picton Place, Haverfordwest, Pembrokeshire, SA61 1BZ The property is located in the heart of Haverfordwest town centre, at Picton Place, conveniently positioned close to the town's main shopping area and local amenities. Directions from the town centre: Cross the New Bridge into Picton Place. Number 5 is on the right-hand side, shortly after crossing the bridge.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.