



Lock House, St Julian Street, Tenby  
Pembrokeshire, SA70 7AS

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1 Brewery Terrace  
Saundersfoot  
SA699HG

£38,000

Commercial



A rare and versatile property in the centre of Saundersfoot village, set over 3 floors. The building is available to lease, or for sale with an asking price of £495,000.

The building comprises a large retail area on the ground floor, with spacious basement, storage garage, and a studio flat above. The studio has a large terrace over the retail unit, with access both internally and externally via a set of steps on the side.

The property has been used as a clothing shop for many years, and with large display frontage and prime position in the village, it has lots of potential for various other uses.



LOCK HOUSE C. 1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **Prime Retail Location**
- **For Sale or For Lease**
- **Retail and Accommodation**
  - **Separate Garage**

- **Village Centre**
  - **3 Floors**
- **Large Terrace**

#### Retail Area

Split level retail area with internal ramp access to the upper level, and 2 changing cubicles on the lower level, with service desk and window display area.

The shop benefits from large display windows to the front and the side. The space is versatile and usable, with an access hatch to the basement on the lower level, door up to the first floor apartment, and a rear door to the basement.

#### Basement

The basement comprises 4 distinct areas; a large open storage space, and 3 further storage rooms.

Internally, there is a door to the basement from within the retail unit with an additional access hatch, and there is also a separate door from the external loading area.

#### Garage

To the side of the building is a large area, offering vehicular access for loading. To the rear of this is a large storage garage measuring approximately 5.5 x 4.5m.

#### Studio Apartment

Should the new owner wish to use the apartment as extra storage, there is a door to apartment from the retail area. Alternatively, the property could be separate accommodation following refurbishment works.

To the side of the building, behind a wooden gate, there is a set of metal steps leading up to the property but this is currently in disrepair.

#### Lounge

Large living area with floor to ceiling glazed doors opening out to the front terrace. The room also has a feature fireplace.

#### Kitchen

The good-sized kitchen has a window and door to the rear, and this leads out to the rear terrace area.

#### WC

Cloakroom with WC and wash hand basin.


#### Please Note

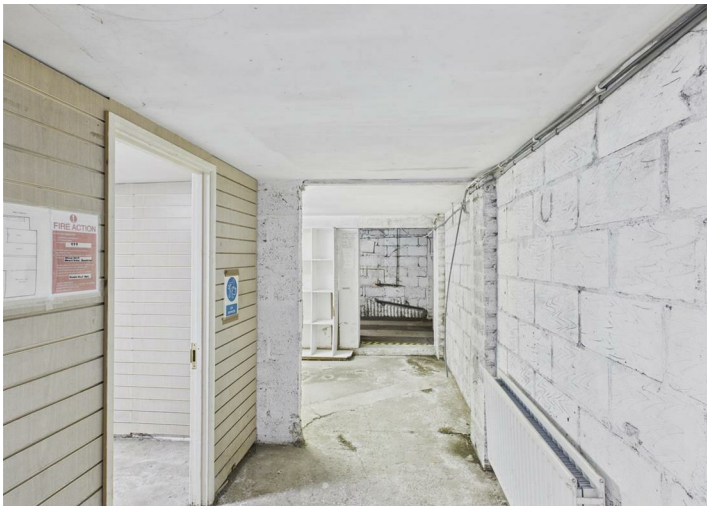
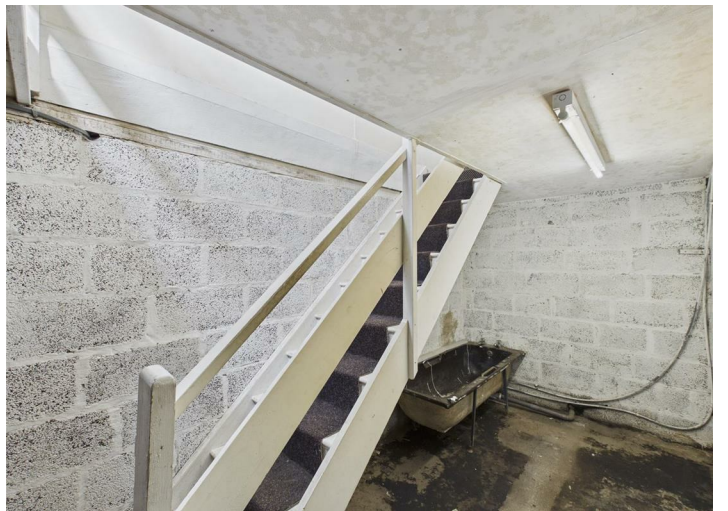
We are advised that mains gas, electric, water and drainage is connected to the property.

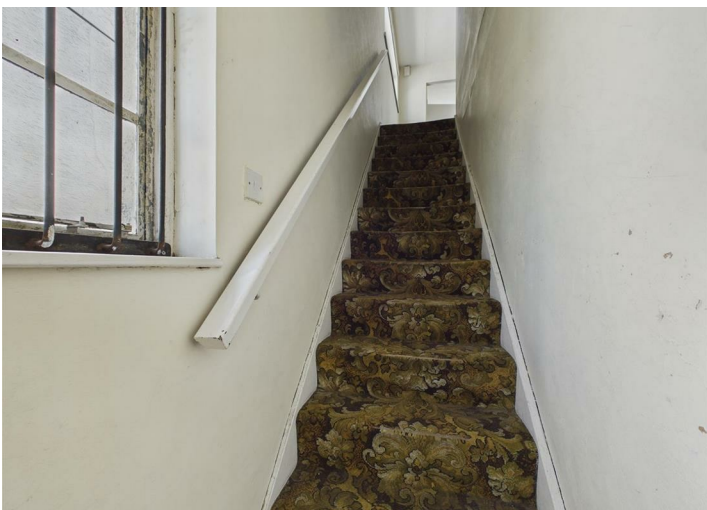


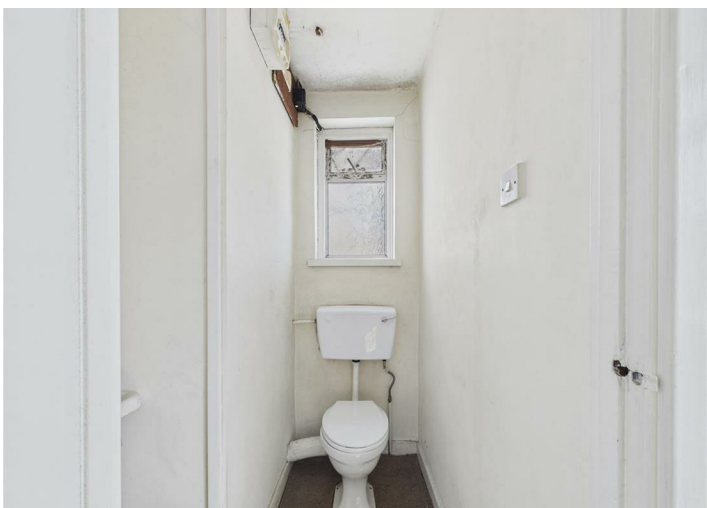
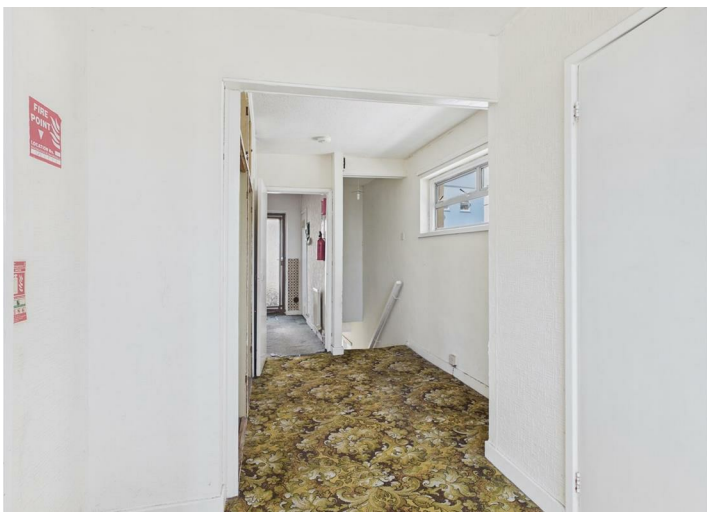


The property is in the middle of Saundersfoot village, with the High Street, and various car parks nearby. When driving into the village from Stammers Road or the B4316, it's on the left-hand side before the roundabout and Harbour car park.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	









# Floor Plan



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.