



## High Street, Narberth

- Retail shop large window
- Popular and busy Town
- Flexible new lease
- Rear office
- Electric heating
- Sought after High Street location
- Refurbished throughout
- Retail area,
- EPC awaited
- Monthly rent exc

**£1,600 Per Calendar Month**

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

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## SUMMARY

A retail shop in a prime location within the busy and popular town of Narberth, The premises have been totally refurbished and offers excellent potential for a successful business to trade from. The lease and rent terms are negotiable. The layout comprises large shop/retail area, office, kitchen staff room.

The property benefits from a high street-facing shop window to the front. An excellent opportunity to rent one of the most prominent premises on the High Street of the very busy town of Narberth.

On entering the town of Narberth number 4 high Street can be seen directly opposite the junction at the top end of the High Street, The facade is painted light blue.

Use - The premises are suitable for a range of commercial uses, subject to planning consent where required. Interested parties should rely on their own enquiries with the local planning authority.

Legal Costs - The incoming tenant will be responsible for the landlord's reasonable legal costs incurred in the preparation and completion of the lease.

Insurance - The incoming tenant will be responsible for one half of the building insurance premium.

Vat - All figures are quoted exclusive of VAT, if applicable.

Narberth or Arberth in Welsh plays a high profile in Welsh mythology. The former town hall still houses the cell where those involved in the Rebecca Riots were imprisoned. To learn more about the history of Narberth visit its brilliant museum. It is also home to several sporting teams, including Narberth RFC who currently play in the Welsh Championship and Narberth Football and Cricket Club. Narberth is full to the brim with independent shops including craft and art galleries, bars restaurants and boutiques. The town has everything you need, including health, dental, fitness, community centres, and a museum.



View: By appointment with the Agents  
Services: We have not checked or tested any of the Services or Appliances  
Tenure: Leasehold flexible terms available.  
Bond 3 months rent  
Mains Electric, drainage  
Tenure - The property is available to let by way of a new Internal Repairing and Insuring (IRI) lease, on terms to be agreed.

Rent - £20000 per annum, exclusive.

Rateable Value - Rateable value

Commercial Epc - Rating to be confirmed.



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.