Approx Gross Internal Area
145 sq m / 1556 sq ft



Lower Ground Floor
Approx 42 sq m / 452 sq ft

Ground Floor
Approx 51 sq m / 550 sq ft

First Floor
Approx 51 sq m / 554 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Drainage, Mains Gas
HEATING: Gas
TAX: Band N/A

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

HC/ESL/01/26/Ok EJL

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

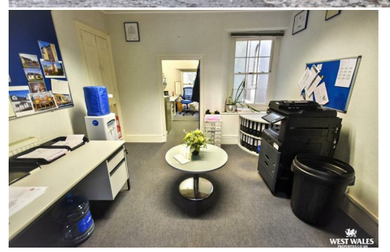
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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,

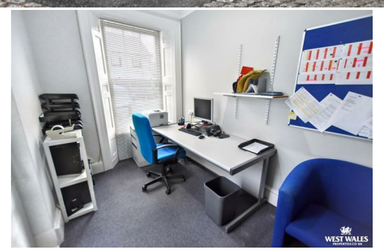
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk
TELEPHONE: 01646 680006

01646 680006
www.westwalesproperties.co.uk









16 Meyrick Street, Pembroke Dock, Pembrokeshire, SA72 6UT

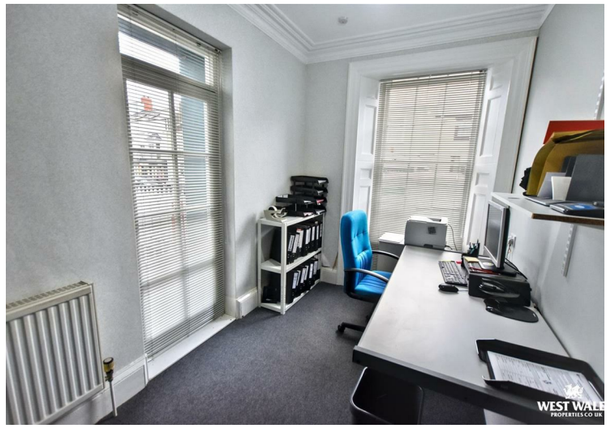
- **Commercial Building With Approved Planning For Residential Use**
- **Grade II Listed**
- **Individual Offices And Workspace**
- **Kitchen Area And WC's**
- **Gas Central Heating**
- **Centre Of Pembroke Dock**
- **Set Over Three Floors**
- **Ample Parking To The Rear**
- **Well Maintained**
- **Planning Reference: 25/1082/PA**

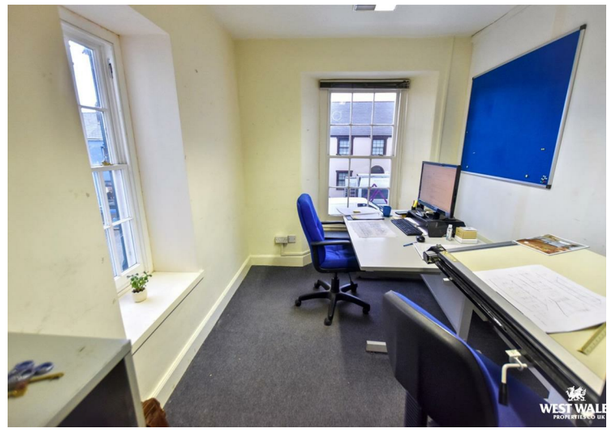
Offers In Excess Of £120,000

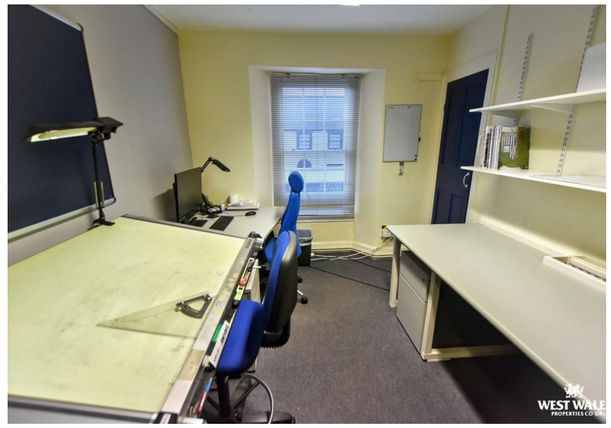
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Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
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The Agent that goes the Extra Mile










Planning permission for change of use approved

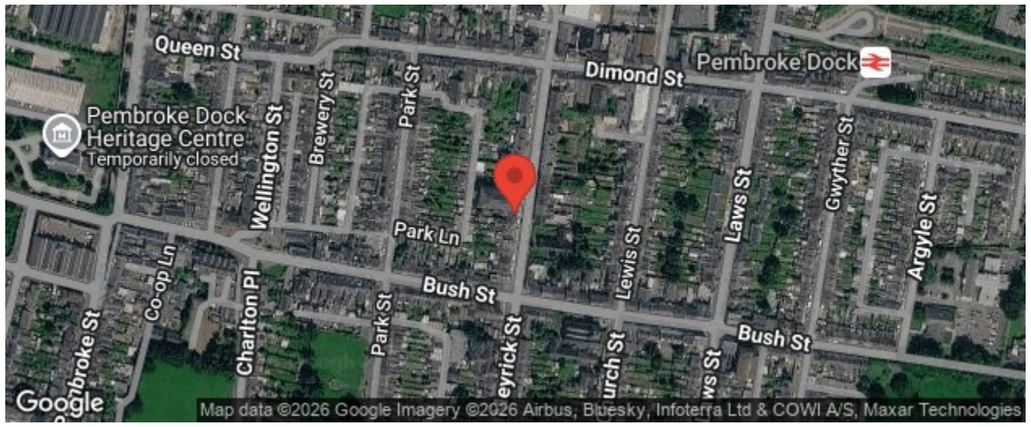
A fantastic opportunity to purchase an end terrace commercial building located in the centre of Pembroke Dock town. The property is situated in lower Meyrick Street, where ample roadside parking is available immediately outside, and is just yards from the town's main street, making it an excellent prospect if you are looking for an accessible premises to run a business! Alternatively, there is great potential for conversion back to its original use as a residential property, of which planning permission has been approved.

Configured over three floors, the access from Meyrick Street takes you to the ground floor level which has a welcoming reception area with adjoining waiting/meeting room, and two offices. On the first floor there are three further offices with a central room which is currently used for printers and communal use, but could serve as a further office. On the lower ground floor is an open plan office space with kitchen area and two toilet cubicles. A doorway from this floor leads directly to the rear, where there is ample secure off road parking, accessible from a rear lane, via a gated entrance.

The building is well maintained with gas central heating and original features, including high ceilings, staircase and sash windows. The property is grade II listed due to its proximity to Zion church, located next door.

Viewing is highly recommended!

Pembroke Dock, or the Port of Pembroke, is located on the edge of the Milford Haven waterway, with its historic Royal Dockyard, and is now the site of the Irish Ferries terminal to Rosslare. There is a range of amenities in the locality, including hotels and guesthouses, superstores, retail parks, primary and secondary schools, leisure centre and a golf course. The lovely countryside of the Pembrokeshire Coast National Park is accessible via the coastal path, and there are many beautiful beaches within driving distance.



DIRECTIONS

From our Pembroke Office follow the road over the bridge and up Bush Hill towards Pembroke Dock (A4139). When you drop down the otherside of the hill take the left turn onto Bush Street. Follow the road until you are in Pembroke Dock itself and take the 2nd exit on the mini roundabout, turn left onto Diamond Street take the 2nd left onto Meyrick Street and the property can be found on the right hand side.
What3Words:///crisper.commander.catch

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