

Floorplan

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: Leasehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
Property has Mains Drainage, Mains Electric, Mains Water, Mains Gas  
HEATING: Gas Central Heating  
TAX: N/A

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

SSG/AMA/08/24/OK

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

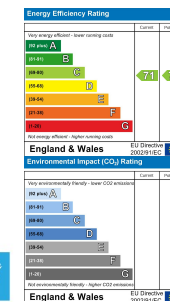


## 60a Cartlett, Haverfordwest, Pembrokeshire, SA61 2LH

- Commercial Premises For Lease
- Close to Town Centre
- Versatile Premises
- Approx 187 sqm / 2012 sqft
- EPC Rating: C
- Convenient Location
- Walking Distance to Train Station
- Rateable Value: £6,000
- New Flexible Lease Available

**Per Annum Lease £8,400**

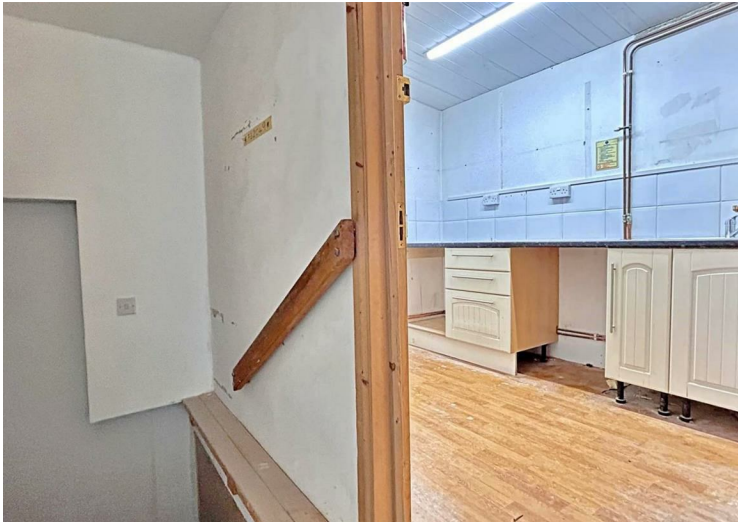
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**The Agent that goes the Extra Mile**





An opportunity to lease a useful office/shop premises in the convenient location of Cartlett, Haverfordwest; situated walking distance from the train station and amenities of the town.

Offered for lease on a new flexible agreement, the premises is approximately 187 sqm / 2012 sqft.

Rateable Value: £8,400

The market town of Haverfordwest has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, new leisure centre/swimming pool, cinema, restaurants, and pubs. The beautiful Pembrokeshire coast is only 6 miles to the south-west, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 7.5 miles to the northwest. The famous Pembrokeshire Coast Path gives miles of wonderful walks to enjoy the stunning coastline, wildflowers, and birdlife.



### DIRECTIONS

From our Haverfordwest office continue up the High Street and stay on the one way system heading back to the A40 Carmarthen. Turn right towards the Haverfordwest Train Station and the property can be found on the left-hand side. What3words obey.goal.cloth

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.