



## The Candle Store, Quay Street, Haverfordwest

£245,000 Freehold

Freehold Grade II listed commercial property in central Haverfordwest. Annual rental income £24,000. Versatile use with potential for a residential flat on the second floor.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



## FREEHOLD INVESTMENT

This well-positioned commercial freehold property offers a solid and secure income stream, currently producing an annual rental income of £24,000.

The property boasts a prominent location in the heart of Haverfordwest, ensuring high visibility and footfall, making it an attractive option for tenants. The Grade II listed building is well-maintained and offers versatile accommodation, suitable for a variety of commercial uses, with the option for a residential flat on the second floor.

**Reception**

Dimensions: 4.10m x 7.19m (13'5" x 23'7"). With ground floor level access

**Office**

Dimensions: 3.29m x 2.30m (10'10" x 7'7").

**Store****Surgery Room****Decon Room****WC**

Dimensions: 2.87m x 1.70m (9'5" x 5'7").

**Hallway**

With external door and stairwell to first floor

**First Floor Hallway****Surgery Room**

Dimensions: 3.40m x 3.40m (11'2" x 11'2").

**Surgery Room**

Dimensions: 3.29m x 3.80m (10'10" x 12'6").

**Surgery Room**

Dimensions: 3.20m x 3.90m (10'6" x 12'10").

**Store Room**

Dimensions: 2.90m x 3.90m (9'6" x 12'10").

**Plant Room****Store****Second Floor Landing**

Dimensions: 4.49m x 1.70m (14'9" x 5'7").

**Staff Room**

With base units & single drainer sink

**WC****Store****Living Room**

Dimensions: 2.89m x 7.60m (9'6" x 24'11"). Fitted carpet, 2 x windows to front

**Kitchen**

Dimensions: 3.20m x 3.20m (10'6" x 10'6"). Matching base and wall units with contrasting work surface, single drainer sink, vinyl flooring, tiled splash back, window to front

**Hallway****Bedroom**

Dimensions: 2.90m x 4.80m (9'6" x 15'9"). With access door from dental surgery, fitted carpet, window to rear

**Bathroom**

Panelled bath with electric shower over, pedestal hand basin, close coupled lavatory, vinyl flooring

**Lease Terms**

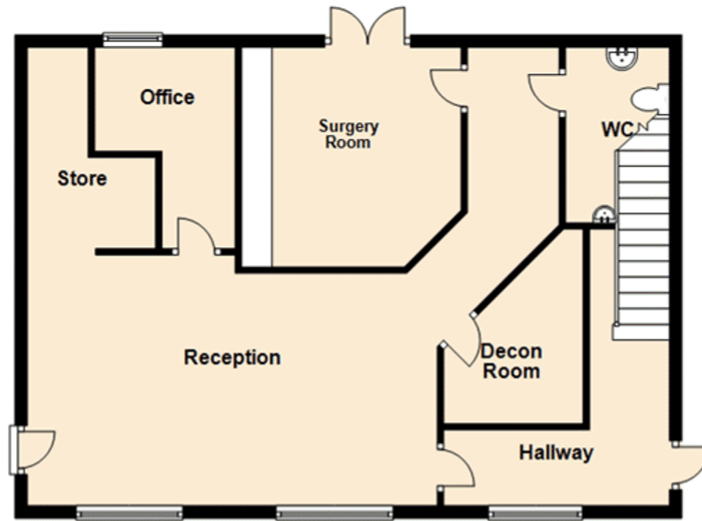
We understand that the Lease is for a term of 10 years commencing January 2023 at a current rental of £24,000 per annum and upon a tenant's full repairing and insuring basis. A copy of the Lease is available to bona fide purchasers upon request.

**Business Rates**

We understand from the Valuation Office website that the Rateable Value is £11,000 (April 2023 to present).

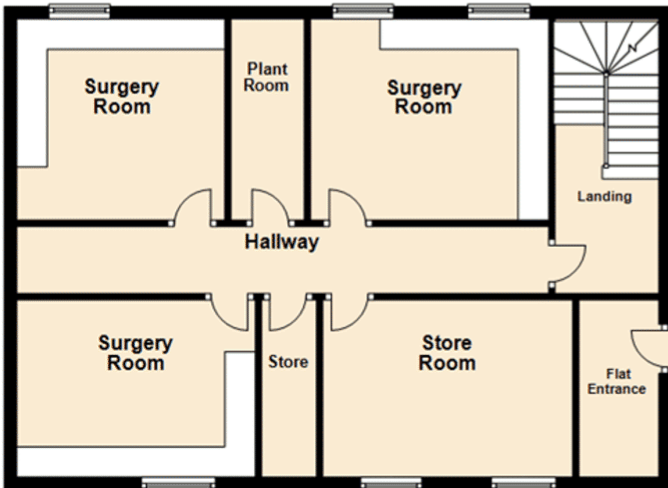
**Ground Floor**

Approx. 78.6 sq. metres (845.7 sq. feet)



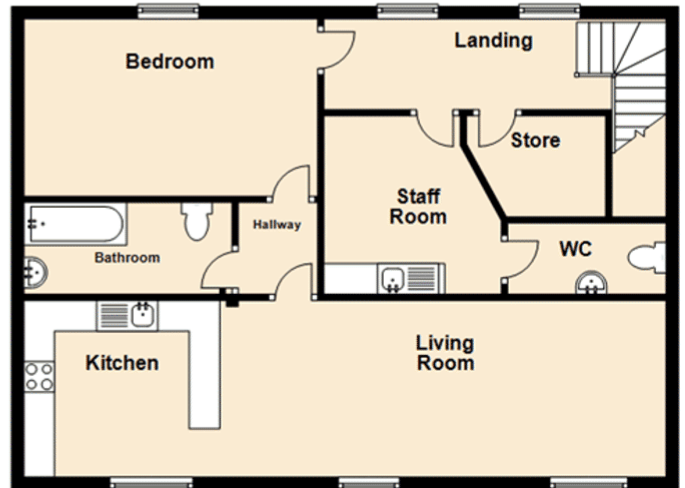
**First Floor**

Approx. 79.3 sq. metres (853.5 sq. feet)



**Second Floor**

Approx. 79.5 sq. metres (855.3 sq. feet)



Total area: approx. 237.3 sq. metres (2554.5 sq. feet)

For illustration purposes, do not scale.  
Plan produced using PlanUp.

**The Candle Stores, Haverfordwest**

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