

PRIME SHOP TO LET

19 BRIDGE STREET HAVERFORDWEST

LOCATION	The property occupies an absolute prime position on the pedestrianised section of Bridge Street. Multiple retailers represented in the vicinity include Poundstretcher, Edinburgh Woollen Mill, New Look, Thorntons and Dorothy Perkins.									
DESCRIPTION	The property comprises a ground floor shop with first floor storage/office accommodation.									
ACCOMMODATION	<table><tr><td>Net ground floor sales</td><td>1,568sq.ft.</td><td>145.71sq.m.</td></tr><tr><td>Ground floor stock</td><td>356sq.ft.</td><td>33.01sq.m.</td></tr><tr><td>First floor</td><td>1,032sq.ft.</td><td>95.91sq.m.</td></tr></table>	Net ground floor sales	1,568sq.ft.	145.71sq.m.	Ground floor stock	356sq.ft.	33.01sq.m.	First floor	1,032sq.ft.	95.91sq.m.
Net ground floor sales	1,568sq.ft.	145.71sq.m.								
Ground floor stock	356sq.ft.	33.01sq.m.								
First floor	1,032sq.ft.	95.91sq.m.								
LEASE	The property is available on a new full repairing and insuring lease. Alternatively , the property could be made available on a temporary basis.									
RENT	£47,500 per annum									
RATES	We have been informed by the Local Authority that the rateable value of the property is £30,000. However interested parties should rely on their own enquiries.									
VAT	VAT will be payable on the rent.									
POSSESSION	Immediate upon completion of legal documentation.									
LEGAL COSTS	Each party to bear their own costs.									

SUBJECT TO CONTRACT

**Behrens
Sharp**
Chartered Surveyors