

PRIME SHOP TO LET

33/35 BRIDGE STREET HAVERFORDWEST SA61 2AL

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| LOCATION | The property occupies an excellent trading position on the pedestrianised section of Bridge Street. Multiple retailers represented in the vicinity include New Look, Select, Thorntons and Dorothy Perkins. | | |
| DESCRIPTION | The property comprises a ground floor shop with first floor storage accommodation. It also benefits from rear access. | | |
| ACCOMMODATION | Net Frontage | 15ft. 3ins.. | 4.65m. |
| | Internal Width | 19ft. 1ins. | 5.82m. |
| | Shop Depth | 60ft. 0ins. | 18.30m. |
| | Ground floor sales | 1028 sq.ft. | 95.50sq.m. |
| | First floor sales | 495 sq.ft. | 46.00sq.m. |
| TENURE | The property is available on a new 10 year effective full repairing and insuring lease, subject to a 5 year upward only review. | | |
| RENTAL | £37,500 per annum | | |
| RATES | Rateable value | £28,000 | |
| | Interested parties should rely on their enquiries with the Local Authority | | |
| LEGAL COSTS | Each party to bear their own costs. | | |

SUBJECT TO CONTRACT



**Behrens
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