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OWEN & OWEN

CHARTERED SURVEYORS

TO LET

Cresselly Old School, Cresselly, Kilgetty, Pembrokeshire, SA68 0SP



**Former school, located in the village of Cresselly.
A substantial building together with ancillary space with outside
space and on site parking.
Most recently used as a private school.
Available to let for a variety of commercial uses, subject to planning.**

NOTE: The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as statements of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

Description: To let on instruction of the Cresselly Estate, a considerable sized property comprising of a main building and ancillary classroom space, originally built and used as a local authority run school.

The property is available to let as a whole, or potentially in smaller, self-contained spaces.

The main building is of mainly traditional stone and rendered construction and has a series of small rooms and then a sectioned large main hall split into 3 areas.

The ancillary space is of a prefabricated construction and consists of 2 large classrooms with side rooms, which could be let as a whole or potentially split into two units.

There is a large tarmac area between the main buildings that can be used for car parking. In addition there is an area of grounds that is available to be let that was formerly used as a sports field.

Location Located in the village of Cresselly on the A4075. Easily accessible from both the A40 and A477.

Demise: As shown outlined in red on the enclosed plan.

Rent: By negotiation and depending on space.

Proposed Lease

Terms: Subject to type of proposed use.

Outgoings: Dependent on whether building is let as a whole or in parts. For a letting as a whole the property will be let on a Full Repairing and Insuring basis. For partial lets, the property will be let on an Internal Repairing basis with the Landlord recharging the cost of repairs, maintenance and insurance as a service charge. Further details available from the Agents.

Non-Domestic

Rates: The Tenant is responsible for the payment of the non-domestic rates. The most recent valuation of 1st April 2017 gave a rateable value of £11,000. Prospective tenants should make their own enquiries regarding liabilities for business rates and any reliefs that might be available.

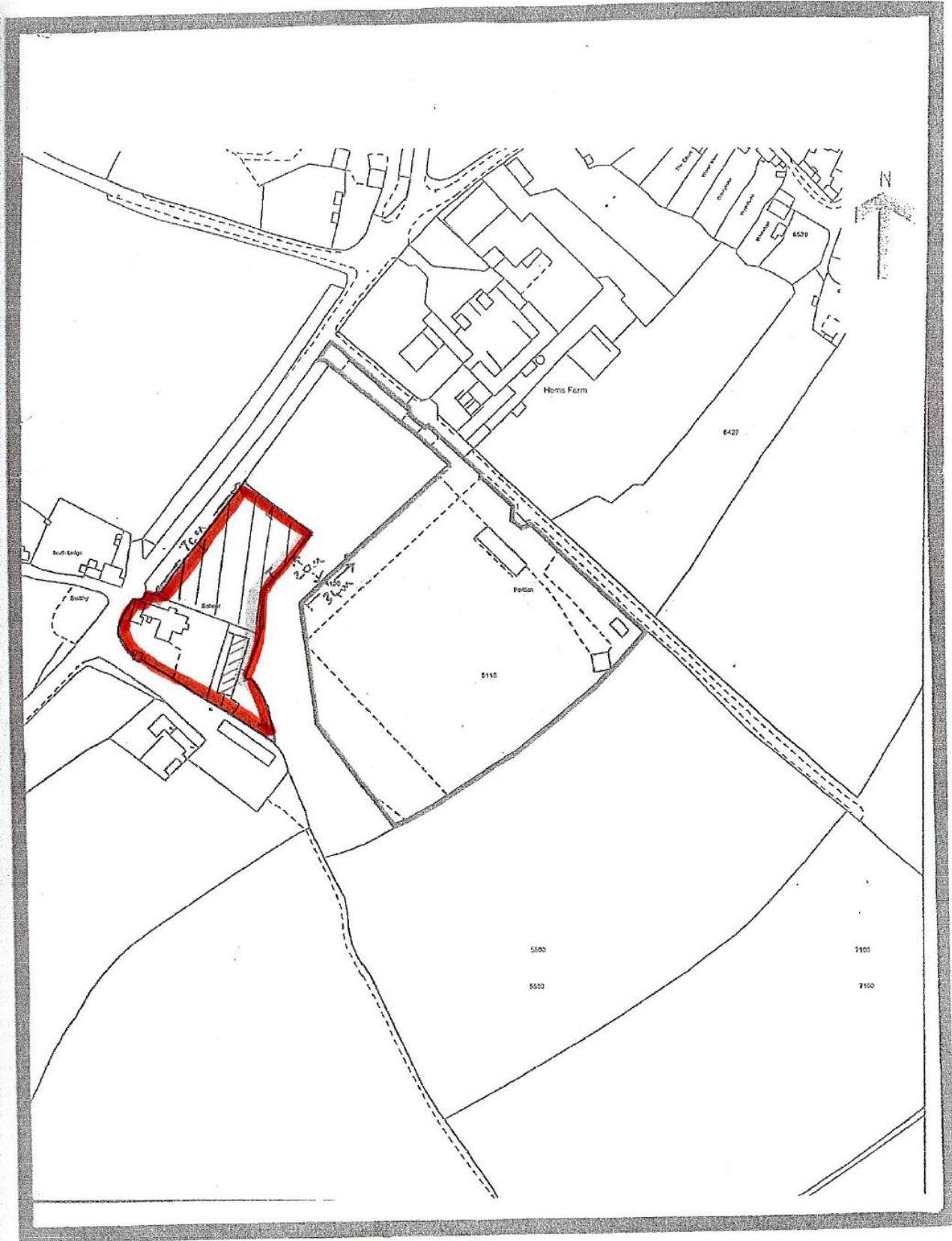
Local Planning

Authority: Pembrokeshire County Council
County Hall
Haverfordwest
Pembrokeshire
SA61 1TP

Tel: 01437 764551

Viewing: Strictly by appointment with the managing agents, Owen & Owen
Contact: Anthony Owen or Lloyd James – 01646 621500





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FOR IDENTIFICATION PURPOSES ONLY

Based upon the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office.

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