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OWEN & OWEN

CHARTERED SURVEYORS

TO LET

4 MEYRICK STREET

PEMBROKE DOCK

SA72 6UT



A well located retail premises situated in one of the principle commercial areas of Pembroke Dock having an attractive window frontage and roadside parking available immediately outside

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: 4 Meyrick Street is well positioned within the town of Pembroke Dock being in close proximity to several well established retailers including Parry's shoe shop, Boots the Chemist and Greggs.

The premises would be well suited for either retail use, offices or other uses such as complimentary medicine including chiropractitioner, opticians etc. (subject to necessary Planning Consent).

Accommodation: Entrance door to entrance lobby

Door to

Shop Premises:

The shop is irregular in shape and measures 29ft 9ins (9.11m) (max) into window x 14ft. (4.26m) (narrowing to 9ft 9ins (2.97m) and has the benefit of a UPVC double glazed display window to the front with an internal frontage of 13ft. (3.96m)

Square archway through to:

Further Sales Area:

9ft 10ins x 8ft (2.97m x 2.43m)

Door to

Kitchen/Staff Room:

12ft 11ins x (3.65m x 3.35m)

With a window to the rear of the property. Stainless steel sink unit with cupboards below. Separate low level flush w.c.

Proposed Lease Terms:

Term: 3 years

Rent: £75 per week exclusive of rates (£3,900 per annum)

Repairs: The lease will be on an internal repairing basis with the tenant being responsible for the internal decoration of the property.

Insurance: The Tenant will reimburse the Landlord the cost of insuring the building. The percentage will be agreed between both parties.

Costs: Each party will bear their own legal costs involved in the preparation of the legal documentation.

Services: Please note all appliances and services listed in these details have not been tested.

Use: The property currently has Planning Consent for retail use. Alternative uses may require a change of use application.

Please note that Tenants will not be allowed to use the premises after 6 p.m. in the evening.

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

Viewings: Strictly by appointment with the sole agents Owen & Owen Chartered Surveyors
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