

142 Main Street • Pembroke  
Pembrokeshire • SA71 4HN  
Tel: (01646) 621500 •  
Email: info@owenandowen.co.uk  
Website: www.owenandowen.co.uk

# **OWEN & OWEN**

---

## **CHARTERED SURVEYORS**

### **PROMINENTLY LOCATED COMMERCIAL PROPERTY**

### **AVAILABLE TO LET**

### **20 GORDON STREET PEMBROKE DOCK SA72 6DA**

**An attractive modern commercial property very well located in a prime trading position in the centre of Pembroke Dock.**



**The property currently has planning consent for leisure use classes**

- A1 – Shops including hairdressers, travel agents, pet shops, sandwich bars, dry cleaners etc.**
- A2 - Financial and professional services including banks, building societies, estate agents, betting offices etc.**

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:** The property is situated immediately adjacent to the local job centre and is positioned on the main pedestrian route leading from the Asda supermarket to the centre of Pembroke Dock.

There is a large public car park within very easy walking distance and off-road parking for loading purposes is available immediately outside.

The property has good window frontage to Gordon Street and the accommodation is partitioned internally to provide a shower room, w.c. and staff/changing area (see attached plan).

**Gross Internal Area: 836 sq.ft. (77.66 sq.m.)**

**Rent:** £6,000 per annum exclusive

**Term:** 1 year or longer by agreement.

**Repairs:** The Tenant will be responsible for the internal repair of the property and will also be responsible for the insurance of the window glass and doors.

**Insurance:** To be reimbursed by the Tenant.

**Costs:** Each party to bear their own legal costs in the preparation of the legal Agreement.

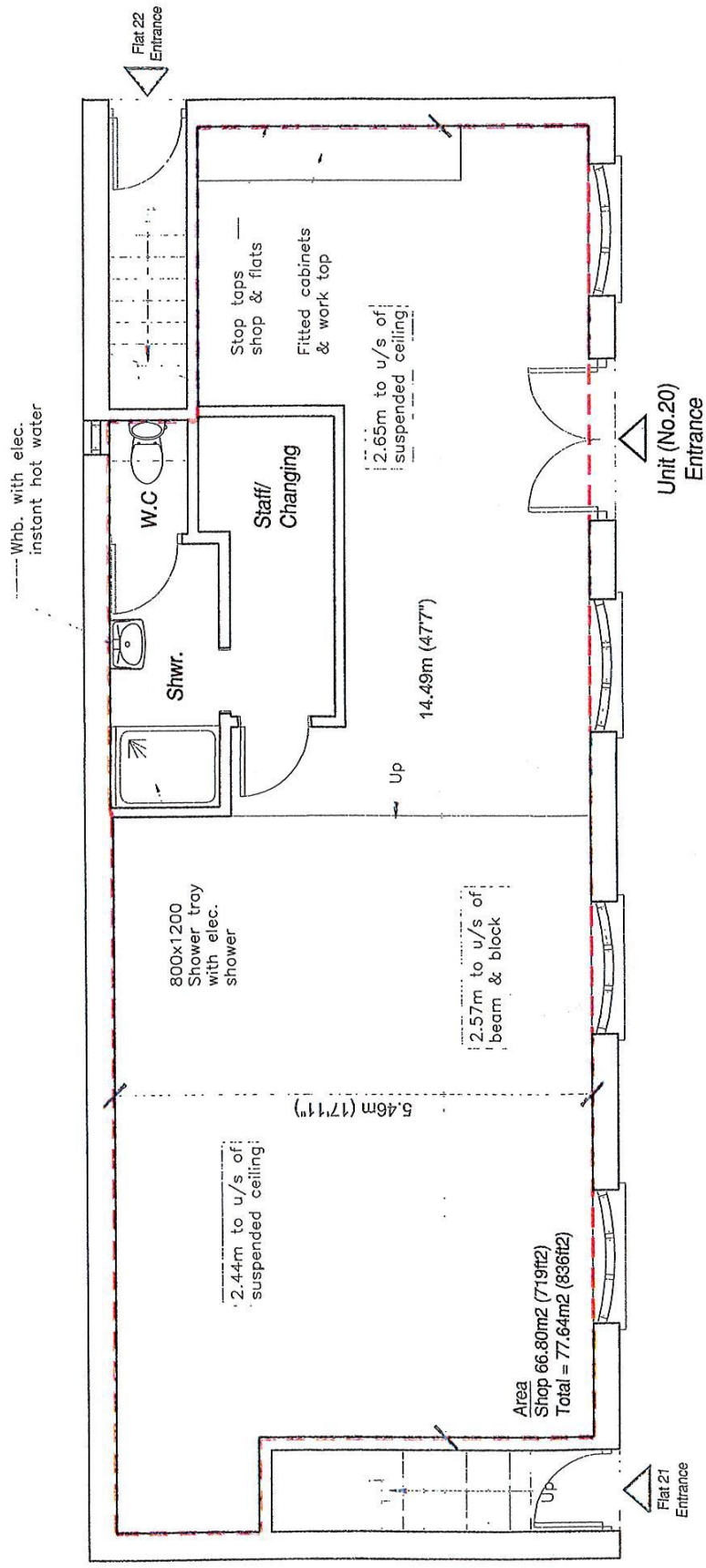
**Rates:** We understand that the premises have a rateable value of £4,950. We advise all interested parties to undertake their own enquiries, however, the property should be eligible for small business rate relief.

**Services:** Mains water and electricity. Telephone connection.

**Viewing Arrangements:** Strictly by appointment with the agents.

**E.P.C.** Level E

DWG: 20Gordon/01 (01/07/2014)



Retail Unit, No.20 Gordon Street, Pembroke Dock (NTS)