

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

OWEN & OWEN
CHARTERED SURVEYORS

AVAILABLE JANUARY 2018

TO LET
RETAIL UNIT
CENTRALLY LOCATED WITHIN THE TOWN OF PEMBROKE
25 MAIN STREET PEMBROKE



An extremely well located retail unit situated in the centre of the town of Pembroke with excellent window frontage to Pembroke Main Street

The shop unit is situated adjacent to the pedestrian thoroughfare/passageway which leads through to the main shoppers car park behind Main Street

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: An extremely well located retail unit offering compact space at a reasonable rental
Net internal area 200 sq.ft. (18.58 sq.m.)

A doorway leads directly from the Main Street to the shop premises which have a timber floor and excellent window fronting the Main Street. There is also a side door leading onto Trewent Court

Rent: £100 per week (£5,200 per annum exclusive).

Proposed Lease Terms: Flexible although it is anticipated that a three year Lease will be granted.

Repairs: The Lease will be on an internal repairing basis only with the Tenant responsible for all internal repairs. In addition, the Tenant will be responsible for the timber shop front and window glass. The Tenant will also be responsible for the repair of the timber glazed side door leading on to Trewent Court.

Buildings

Insurance: The Tenant will pay a proportion of the building insurance. The costs will be payable monthly in advance and will be payable in addition to the rent by monthly standing order. The annual premium will be in the region of £120 per annum although this figure may vary and an accurate figure can be given to the prospective Tenants.

The Licensee will be responsible for the insurance of the glass to the window frontage and all other glass in the unit.

Water/Electricity/

Telephone: All payments for utilities and other services used by the Tenant at the premises will be the responsibility of the Tenant.

Non-Domestic

Rates: The Tenant is responsible for the payment of the non-domestic rates.

Local Authority: Pembrokeshire County Council
County Hall
Haverfordwest
Pembrokeshire
SA61 1TP
Tel. No. 01437 764551

Legal Costs: Each party to bear their own legal costs.

Viewing: Strictly by appointment with Owen & Owen