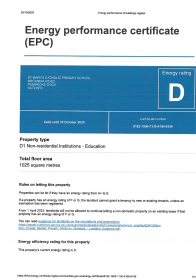




**St Mary's School, Britania Road,
Pembroke Dock SA72 6PD
Offers in the region of £250,000**

Former Junior School
Approximately 9,510 sq ft (883.88 sq m) of
Buildings
Securely Fenced Site Of Approx 1.32 acres
(0.534 ha)
Suitable For Other Uses Subject To
Planning Consent



DC/DT/75439/211020

DESCRIPTION

Originally purpose built as a junior/primary school in the South Pembrokeshire town of Pembroke Dock, the premises are made up of a variety of former classrooms, hall, corridors, offices, staff room, WC facilities etc. In all the buildings extend to a floor space which we are informed is approximately 9,510 sq ft (883.88 sq m) on a securely fenced site of approximately 1.32 acres (0.534 hectares).

While the premises have formerly been used as a school, there is the opportunity of conversion for other uses as well as complete redevelopment subject to any planning consents that may be necessary.

LOCATION

The premises are located in Pembroke Dock which is one of the larger settlements in the south west of the county of Pembrokeshire. It was formerly the home of the Royal Naval Dockyard and is currently well known for its ferry port serving Ireland. The town also serves the nearby power station, oil terminal and LNG plants. The premises are located in one of the quieter areas of the town with easy access both into the town centre and also to the main road system via Pembroke Road and Ferry Lane.

TENURE

The premises are available Freehold with vacant possession.

PRICE

Offers are invited in the region of £250,000.

TOWN AND COUNTRY PLANNING

The premises comprise a purpose built school and we

understand they have always been used for this purpose since construction. While they may be suitable for a variety of other uses interested parties are recommended to check with the local planning authority, Pembrokeshire County Council (telephone: 01437 764551).

RATES

According to the VOA website the rateable value of the premises is £17,250 and is rated as "school and premises".

AVAILABILITY

Immediately upon completion of legal formalities.

VIEWING

ARRANGEMENTS

Please contact David Cochlin in our Commercial Dept on 01834 861810 or via email to dc@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday 9am to 5.30pm.

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From the A477 trunk road turn onto Ferry Lane (signposted Pembroke) at traffic lights adjacent to the Aldi store on the outskirts of Pembroke Dock, Head up hill and turn right onto at the next traffic lights on to Pembroke Road (B4322) with Henry Tudor school on the left. Carry on along Pembroke Road and just after passing the fire station turn left onto Britannia Road where the school will be found on the left hand side.