



## Shop Unit And Two Flats, 22 High Street, Narberth SA67 7AR

Offers in the region of £250,000

Prominent High Street Location  
 Busy Market Town With High Quality Shopping  
 Ground Floor Retail Area  
 Two Upper Floor Self Contained Flats  
 Ideal Investment Opportunity



**DC/WJ/78700/080421**

## **DESCRIPTION**

Town centre mid terrace premises in the middle of Narberth's busy High Street, well known for its mix of high quality independent retailers as well as providing a good range of staple shops including grocers, newsagents, butchers etc. On the ground floor, off a shared lobby, is a unit used for retailing for many years. On each of the two upper floors are self contained flats.

To the rear, at a higher level, is a garden area which extends around the rear of one of the adjacent properties along with a stone built store. There is pedestrian access out onto the rear lane.

## **LOCATION**

Well known for its high quality shopping, Narberth has a good mix of lifestyle shops along with convenience stores and a good range of other local traders. It benefits from being located centrally in the county of Pembrokeshire, approximately 10 miles east of Haverfordwest and 24 miles west of Carmarthen. The holiday resorts of Tenby and Saundersfoot are to the south with Cardigan Bay to the north.

Located in the middle of the main High Street shopping area the premises serve not only the local community but also the busy holiday trade especially during the summer months and

around school holidays.

## **ACCOMMODATION**

With access from a shared lobby, the approximate floor spaces of the ground floor are the main retail area, to the front, of 402 sq ft (37.36 sq m) with a two step change of level to the rear. Behind this is a room which might historically have been used for storage but more recently for retailing of a further 129 sq ft (11.98 sq m). To the rear of this is a store room of 97 sq ft (9.02 sq m) as well as a staff kitchen and WC with access doorway to the rear garden.

On each of the first and second floors is a self contained flat. While we have been unable to inspect the first floor flat internally, we understand that it is of a similar layout to the second floor flat other than it has a bay window to the front. Both flats will therefore have a main lounge/living room with adjacent kitchen area including a small range of kitchen fittings and an adjacent airing cupboard. To the rear is a bathroom and a bedroom overlooking the area to the rear.

## **TENURE**

The premises are available freehold with vacant possession.

## **PRICE**

Offers are invited in the region £250,000.

## **ENERGY**

## **PERFORMANCE**

## **CERTIFICATES (EPC)**

Copies of the three EPCs are available from John

Francis. The rating for the ground floor retail unit is C (53), the first floor flat D (57) and the second floor flat D(65).

## **RATES**

According to the gov.uk website the rateable value of the premises is £11,750. However, currently business rates are not payable by a trader until April of 2022. Also, according to the government website, both of the upper floor flats are council tax band A.

## **AVAILABILITY**

Immediately upon completion of legal formalities.

## **VIEWING**

## **ARRANGEMENTS**

Please contact David Cochlin in our Commercial Department on 01834 861810 or via email on 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**

Head into Narberth's town centre where the property will be found on the right hand side in the middle of the main shopping street when following the one way system.