



**DC/RO/80692/230321**

## **DESCRIPTION**

Investment premises in central Fishguard, immediately adjacent to West Street car park which is one of the main car parking areas in the town. The detached building has a ground floor gross internal area of approximately 2,795 sq ft (259.76 sq m) all of which is let under 3 leases. Currently, the gross rental income is £17,976 per annum. There is a first floor area which is not contained in any of the leases with access from the rear, which was formerly storage and a flat but is currently unoccupied. To the front the site includes the parking area large enough for approx 12 cars with access from the rear to a loading door.

## **LOCATION**

Fishguard is located at the end of the A40 trunk road and, along with Goodwick, is one of the largest settlements on the North Pembrokeshire coast. It benefits from being adjacent to the ferry terminal to Ireland along with the adjacent railway station. It is the main focal point not only for local shopping needs, but also benefits from the tourist trade, especially in the summer months and around school holidays. The building is at the entrance to West Street car park which is one of the biggest car parks in the town, made more

easily accessible by the towns new road system.

## **TENURE**

The premises are available freehold, subject to the leases of the ground floor area.

## **LEASES**

Three leases are currently in place which are to a local charity with the lease ending in August 2022, a local trader selling car parts and fishing tackle with the third lease to a local trader who trades as a pet shop. The total rent payable is £17,976 pa. Under each lease the tenants pay local authority rates (if any), utility costs and other usual tenant outgoings. External repairs are carried out by the landlord.

The charity has verbally indicated they do not intend renewing the lease and are prepared to surrender early. The landlord is therefore looking for a new tenant but if a purchaser wanted vacant possession of the charity's unit it should be possible to make the appropriate arrangements.

Interested parties should note the charity have verbally indicated they do not intend taking out a new lease when the current lease ends. They have also indicated they are prepared to surrender the lease early. While the landlord is looking to find a new tenant, a purchaser would have the opportunity to acquire the building with vacant

possession of one unit if they wish.

## **PRICE**

Offers are invited in the region of £220,000.

## **AVAILABILITY**

Immediately upon completion of legal formalities.

## **VIEWING**

### **ARRANGEMENT**

Please contact David Cochlin in our Commercial Department on 01834 861810 or via email on [dc@johnfrancis.co.uk](mailto: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 roundabout on the A40 on the outskirts of Fishguard, head into the town centre along the A487 (High St). Turn left onto the new road, passing the Co-operative Store and at the new junction outside John Francis office turn left onto West Street. Head along West Street and the entrance to the car park will be on the left hand side, just after the post office. Turn left into the car park and the premises will be found immediately on the left.