



## TO LET

### Former Watersports Building The Parrog Goodwick



**A detached, glass fronted, former Training Centre occupying a stunning location directly overlooking the sea at The Parrog. The property is suitable for a variety of commercial or leisure purposes, subject to any necessary planning consents.**

Offers are invited in excess of £10,000 per annum. Expressions of interest (to include details of proposed use) are invited, in writing.

**Directions:** The post code of the property is SA64 0DE.

**Description:** The Former Watersports Building is a detached steel portal frame building with aluminium double glazed curtain walled elevations to the sides and front under an insulated

metal clad roof. It is located on the seafront at The Parrog, with easy access to the nearby slipway and within a short walk of the public car park (charges apply 1<sup>st</sup> March to 31<sup>st</sup> October).

**Accommodation:**

A double pedestrian doorway off the seafront leads to:

**Reception Area/Office** (full height): 11.59 m x 4.51 m (38 ft x 15 ft). Door to:

**Kitchenette:** 1.39 m x 1.66 m (4.6 ft x 5.5 ft)

A doorway from the Reception Area/Office leads to an inner hall with doors to **Ladies and Gents WC and Shower Rooms** and:

**Main Office:** 4 m x 3.76 m (13.2 ft x 12.4 ft) with reception hatch/counter to Reception Area/Office.

Accessible via both the inner hall and the Main Office is:

**Former Store Room:** 3.8 m x 5.6 m (12.5 ft x 18.5 ft) with access to first floor storage loft, double pedestrian doorway to exterior and door to:

**Store Room/Office:** 3 m x 1.9 m (9.9 ft x 6.27 ft)

Also accessed off the inner hall are:

**Former Changing Room/Office 1** (rear): 3.7 m x 2.7 m (12.2 ft x 8.9 ft)

**Former Changing Room/Office 2** (rear): 3.7 m x 2.7 m (12.2 ft x 8.9 ft)

**Former Changing Room/Office 3** (front): 3.8 m x 3 m (12.5 ft x 9.9 ft)

**Former Changing Room/Office 4** (front): 3.7 m x 2.7 m (12.2 ft x 8.9 ft)

**Former Changing Room/Office 5** (front): 3.8 m x 3 m (12.5 ft x 9.9 ft)

A door from the inner hall gives direct access onto the public car park.

### **Externally**

Directly to the rear of the property lies a secure compound laid to grass and enclosed with weldmesh fencing and a double gate for access.

### **Services**

It is understood that mains water, electricity, gas and sewerage are connected. Interested parties should make their own enquiries of the relevant service providers

### **Tenure**

The property is offered 'to let' on terms to be agreed.

### **Legal Costs**

The successful applicant will be required to make a contribution of £420+vat towards the Council's legal costs.

### **Rateable Value**

The current Rateable Value (2017 list) of the property is £7,800.

### **Viewings**

Strictly by prior appointment through Pembrokeshire County Council Property Division.  
For further information please contact: Property Helpdesk - [01437 775874](tel:01437775874)  
[propertyhelpdesk@pembrokeshire.gov.uk.co.uk](mailto:propertyhelpdesk@pembrokeshire.gov.uk.co.uk)



# EPC

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

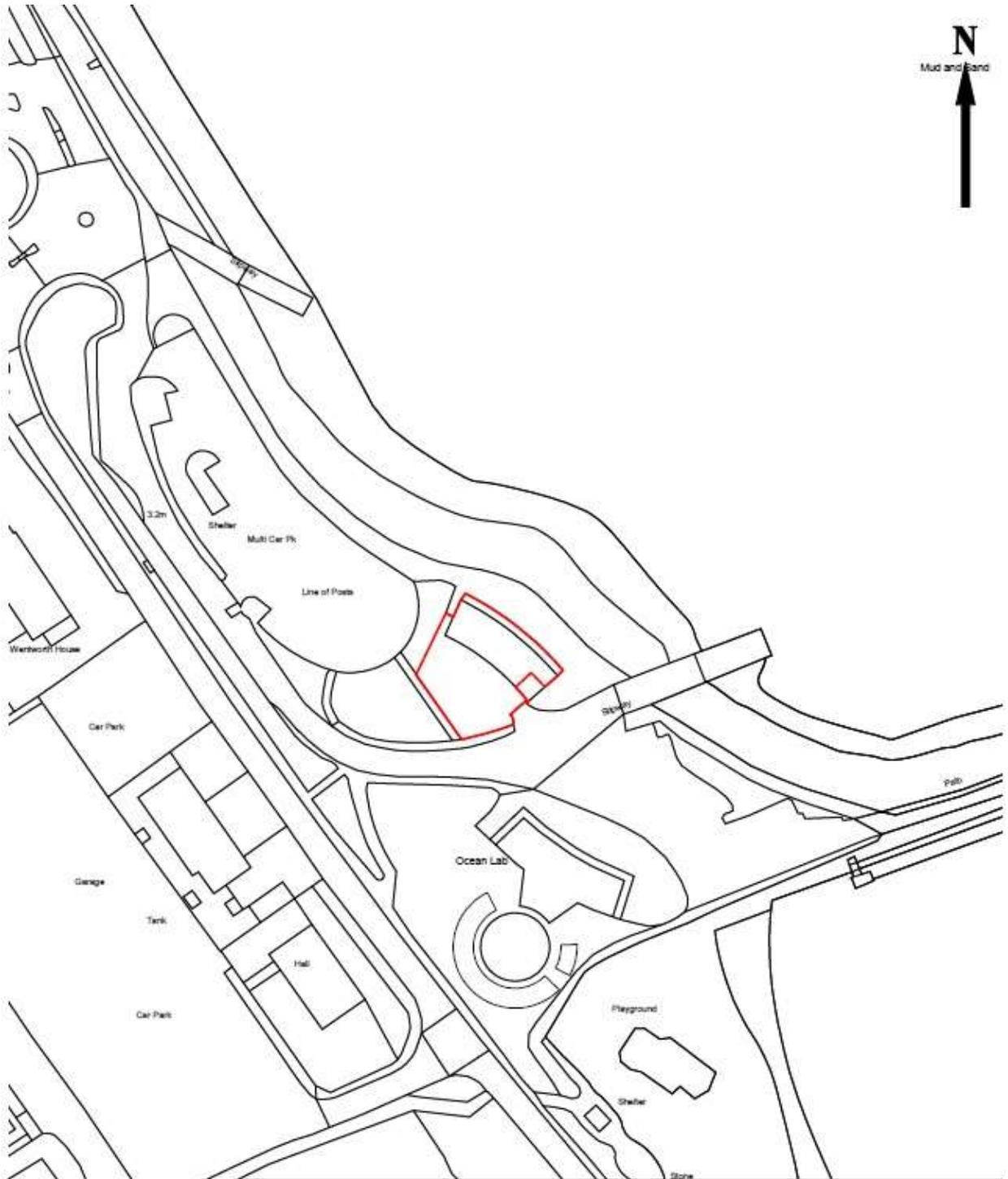
F 126-150

G Over 150

Less energy efficient

◀ 49

This is how energy efficient the building is.



The Former Watersports Building  
The Parrog, Goodwick

**Pembrokeshire County Council**  
**Gyngor Sir Penfro**

**Property**  
**Fiddo**



scale 1:1250

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Hwylfwrdd y Goron (a hawliau cronfa ddata) 2017  
Arolwg Ordnans 100022344. Rhoddid llywodraeth ddwymeriedd, anghyfngedig a heb  
faisial i chi i weld y data llywodraethol a'i ddarparu ar-lein yn ddwymeriedd dim o'i ddiwedd y mae ar gael gan Gyngor Sir Penfro.  
Ni ddarparir hysbysu, i-dwymeriedd, ddiarparu na gwerthu unrhyw ran o'r data hwn i ddyfodol partion mewn unrhyw ffordd.  
Yi Arolwg Ordnans hyd yn oed ni hawlio trwyddd parti i orfodi amodau'r dwymeriedd hon.

Compiled by J Collis Property 2019

These particulars have been prepared to provide a fair description of the property, but are set out for guidance only. Their accuracy cannot be guaranteed and any potential purchaser, tenant or licensee must make their own enquiries and or inspection of the property to satisfy themselves as to their correctness. Pembrokeshire County Council is obliged to consider all offers received in respect of this property up until exchange of contracts. The Council is not obliged to accept the highest or any other offer made for the property. These particulars are expressly excluded from any contract for sale, lease or concession. The Council may withdraw the offer to sell, lease or grant a concession at any time and will not bear any expenses of interested parties whatsoever.