TO LET

2 OLD BRIDGE
1st and 2nd FLOOR OFFICES
HAVERFORDWEST SA61 2ET

APPROXIMATELY 1,421.00 SQ FT (132 SQ M) OF OFFICE SPACE (PLUS STORAGE) OCCUPYING AN EXCELLENT POSITION IN CLOSE PROXIMITY TO BOTH BRIDGE STREET AND RIVERSIDE PRECINCT SHOPPING AREAS.

Pembrokeshire County Council informs all prospective tenants that whilst every care is taken in the preparation of these particulars it does not guarantee their accuracy and they shall not be held to form any part of the contract. Neither will the Council bear any responsibility for expenses incurred in viewing the property which may be sold or withdrawn without notice.
**Description:** The property comprises a 1<sup>st</sup> and 2<sup>nd</sup> Floor office building with frontage onto Bridge Street and a return frontage onto Riverside Walk.

**Accommodation:**

Floor area approximately: 1,420 ft<sup>2</sup> (132.00 m<sup>2</sup>)

Storage: 64 ft<sup>2</sup> (6.00 m<sup>2</sup>)

Consisting of:
- 2 Large offices
- Restroom
- 2 WCs
- Kitchen

Lighting is provided by a range of fluorescent fittings and there are numerous electrical sockets spaced around the unit.

**Services**

Mains electricity, water and drainage.

**Rent**

£9,000 per annum exclusive of business rates plus VAT

**Legal Costs**

The prospective tenant will be responsible for making a contribution towards the Council’s legal costs of £250 in setting up the lease documentation.

**Planning**


**OFFERS:**

Interested parties should make written expressions of their interest on the attached form stating:

1. Proposed use of premises
2. Details of any previous business experience

For guidance the Council is looking for a rental figure of £9,000 per annum (exclusive of rates).

**VAT:**

No VAT is currently levied on the rent, however the Council reserves the right to do so.
REFERENCES:

The prospective tenant will be required to provide satisfactory references prior to the Council granting a Lease. The references should take the form of the following:

- A bank reference which must support the rent for the lease and
- A trade / character reference (someone who has been dealing with the prospective tenant for a period of at least three years)

The references will be taken up once the rental offer is provisionally accepted by the Council.

The Council will also require to make credit checks upon the successful candidate.

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION:

Please contact:
Peter Gallagher on 01437-776271  Peter.Gallagher@pembrokeshire.gov.uk or
Nicole Holroyd on 01437-775874 / Nicole.Holroyd@pembrokeshire.gov.uk
Property Division, Pembrokeshire County Council, County Hall, Haverfordwest, SA61 1TP.

Viewing by appointment only.

CONDITIONS OF LETTING:

The lessee must satisfy himself/herself by inspection or otherwise as to correctness of these particulars, which do not constitute any part of a contract. The Council does not make or give and the Council’s employees have no authority to make, or give, any representation whatsoever in relation to the property.

All measurements are approximate and given as a guide only.

None of the services or appliances referred to in these particulars has been tested, and prospective tenants must satisfy themselves as to their condition by the appropriate professional inspection and certification.

SUBMISSION OF EXPRESSIONS OF INTEREST

All expressions of interest are to be submitted on the enclosed form and returned to the Head of Property, Pembrokeshire County Council, County Hall, Haverfordwest SA61 1TP.

These particulars have been carefully prepared to provide a general overview of the features of the property on offer. The Council does not undertake that the particulars, nor any information provided verbally or in writing by its employees, are free from errors or omission, neither that the property is in good structural condition or free from deleterious materials, nor that any services appliances or other equipment is suitable for its purpose or in good working order. Therefore the potential, tenant, must make their own independent enquiries and inspect the property to ensure that they are fully informed before entering into a contract for lease. These particulars are expressly excluded from any contract for lease. The Council may withdraw the offer to lease at any time and will not bear any expenses of interested parties whatsoever.
EXPRESSION OF INTEREST - 2 OLD BRIDGE, HAVERFORDWEST

To: Head of Property, Pembrokeshire County Council

I/We: ____________________________________________________________

Address: ______________________________________________________________________

________________________________________________________________________________

Telephone No: ______________________

Proposed Use: ______________________________________________________________________

Proposed Rent per annum exclusive of VAT and all outgoings £________________________

My previous business experience has been:

________________________________________________________________________________

________________________________________________________________________________

________________________________________________________________________________

________________________________________________________________________________

________________________________________________________________________________

References and a credit check will be required if your offer is provisionally accepted. The references should take the form of the following:

- Bank Reference
- Trade Reference

Dated: ______________________________

Signed: ______________________________

Full Name of signatory: ______________________________