



TO LET

**Hall at Pembroke Dock Market
Melville Street
Pembroke Dock
SA72 6XS**



**A Grade Two Listed hall extending to
approximately 576 m² (6,201 sq ft)**

Location

Situated in Pembroke Dock with easy vehicular access onto A477. The property also benefits from being located close to Pembroke Dock Ferry Terminal and Dockyard.

Description

Pembroke Dock Market is a Grade 2 Listed 18th and 19th Century stone and slate building. The property comprises of a large open plan hall with a raised platform area to the front of the property and a meeting room leading off the platform area. The property also benefits from a kitchenette and separate men's, ladies and disabled toilets.

The hall has previously been used as a successful food hall, however, would lend itself to a number of different uses.

Rent

£15,500 per annum exclusive of business rates

Length of Lease

To be agreed

Business Rates

To be confirmed

Services

Mains water, electricity and foul drainage is connected. Fire alarmed.

Legal Costs

The tenant will make a contribution towards the Council's legal costs.

Haven Waterway Enterprise Zone

Enterprise Zones are geographical areas that support new and expanding businesses by providing a first class business infrastructure and compelling incentives. For more information please ring 03000 603000 or email businesssupport@wales.gsi.gov.uk -

<https://businesswales.gov.wales/enterprisezones/>

Further Information and Viewings

To discuss in more detail and arrange a viewing (strictly by appointment), please contact- Amy James on 01437 776256 or via amy.james@pembrokeshire.gov.uk

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.