

TO LET

Former Barrett's Bed Shop Snowdrop Lane, Haverfordwest



Substantial retail unit
totalling approximately 600 sq.m. (6500 sq.ft)
with offices and storage.

Suitable for a variety of uses.

Rental offers in excess of £15,000 p.a.
are sought for a new lease.

Versatile Retail Unit

General Description

Plot 10 Snowdrop Lane, the former Barrett's Bed Shop is a large clear span retail space with ancillary offices and storage. Situated adjacent to The Factory Shop, a national retailer attracting significant customer numbers. There is good customer parking adjacent to the unit and a rear entrance on the lower floor for loading/unloading goods. The property is suitable for a variety of uses including retail, commercial, workshop, restaurant or other uses (subject to Planning)

The property is approached at the front by pedestrian steps and a ramp giving disabled access. The shop front is approximately 12.5 metres wide and is fully glazed over 7.1 metres of that frontage. There is an additional return frontage of 3.5 metres to enable the attraction of customers from the Factory Shop side of the unit.

Accommodation

Ground Floor

Main Retail Space

Clear span space 12 m x 35.8 m overall. Carpeted, strip lighting, roof lights. Additional areas of 3.7 x 4.3m, 8.1 x 6.2m and 3.6 x 3m form part of the main retail space and include a stair well giving access to the lower floor storage. This gives a net total retail space of 500 sq.m.

Office 1 3.8 x 4.4m windows to side elevation 17.1 sq.m.

Office 2 3.8 x 4.6m windows to side elevation 17.8 sq.m.

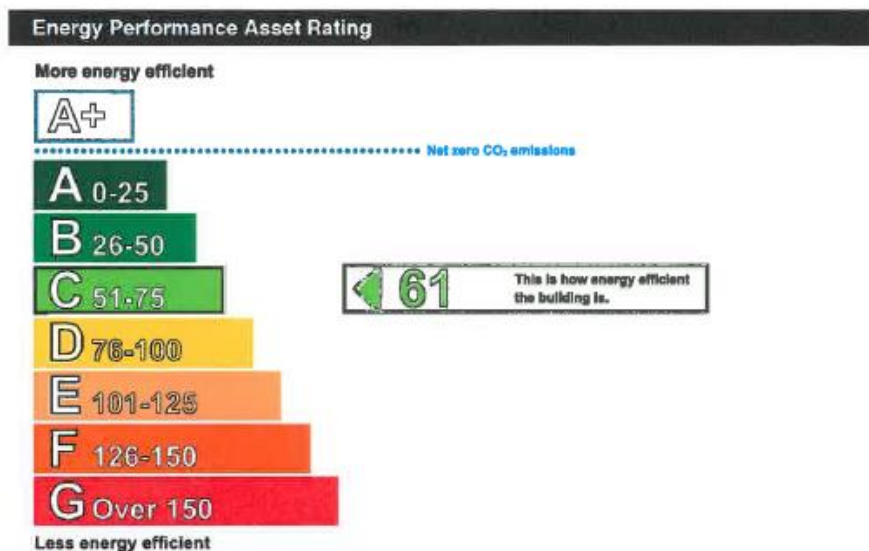
Office 3 2.9 x 4.1m windows to rear elevation 12.2 sq.m.

Lobby and WC

Lower Floor

Storage Room 9m x 9m overall (including stairs and integral small room)
Double external doors for loading opening onto rear car parking area

EPC



Lease Terms

A new lease is offered on FRI terms, with 3 yearly rent reviews for a term of years to suit the ingoing business. Rental offers are invited stating the use/s proposed and length of lease required. Comprehensive details and credit checks will be required in due course.

Business Rates

Business Rates will be assessed by the District Valuer once the use of the building has been determined.

Any agreement for a new lease will require that if planning permission is needed it will be obtained at the tenant's expense before completion.

Services

It is believed that the property was previously connected to mains water, drainage, and electricity. Incoming tenants will need to make their own enquiries as to the suitability and availability of supplies.

References

The Council will undertake credit checks and obtain references on the prospective tenant.

To arrange a viewing please contact

Rod Thomas, Senior Surveyor on 01437 776249

rod.thomas@pembrokeshire.gov.uk

For other Council property to lease or buy, please visit

www.pembrokeshire.gov.uk/property

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, take professional advice and inspect the property to ensure that they are fully informed before entering into a contract for lease. These particulars are expressly excluded from the lease terms. The Council may withdraw the offer to lease at any time and will not bear any expenses of interested parties whatsoever. Reaching in principle agreement with one party does not guarantee that the property will be leased to that party as the Council has a legal duty to consider all offers which it receives even after terms have been agreed.