



## TO LET

**Open Storage Area 39-41 Front Street,  
Pembroke Dock, SA72 6JY**



**Open Storage Area, Front Street, Pembroke Dock SA72 6JY  
Total site area approximately 770 sq. m (0.19 acres).**

## **Location**

Front Street is conveniently located within Pembroke Dock close to the waterfront, town centre and dockyard. It is accessible to the A477 giving access to Haverfordwest and Carmarthen to the west

## **Description**

The storage area has frontage to Front Street and is partially fenced and gated. The yard is roughly hard surfaced. Total site area is approximately 770 sq m (0.19 acres) with 670 sq m (0.17 acres) enclosed. The site is available immediately.

## **Planning**

The yard was most recently used for boat storage and a verbal enquiry of the Local Planning Authority indicates that a similar storage use or marine based use would likely to be acceptable. Interested parties should however make their own planning enquiries regarding their intended use.

## **Lease Term**

The site is offered on a new lease for an initial period of two years or such longer period as shall be agreed. The lease will be contracted outside the protection of the Landlord and Tenant Act 1954 and interested parties should take appropriate legal advice as to the implications.

## **Rent**

Offers invited over £1,250.00 per annum exclusive of VAT.

## **Business Rates**

Interested parties should make their own enquiries regarding Business Rate liability

## **Legal Costs**

The new tenant will be required to make a contribution towards the Council's legal costs.

## **Services**

No mains services known to be connected to the site.

## Haven Waterways Enterprise Zone

The site is within the Haven Waterways Enterprise Zone. Enterprise Zones are geographical areas that support new and expanding businesses by providing business infrastructure and incentives. For more information please ring 03000 603000 or visit

<https://businesswales.gov.wales/enterprisezones/zones/haven-waterway>

## Further Information and Viewings

The site is visible from the public highway but for access for viewing, please contact

Phil Woosnam on 01437 770199 or [philip.woosnam@pembrokeshire.gov.uk](mailto:philip.woosnam@pembrokeshire.gov.uk)

