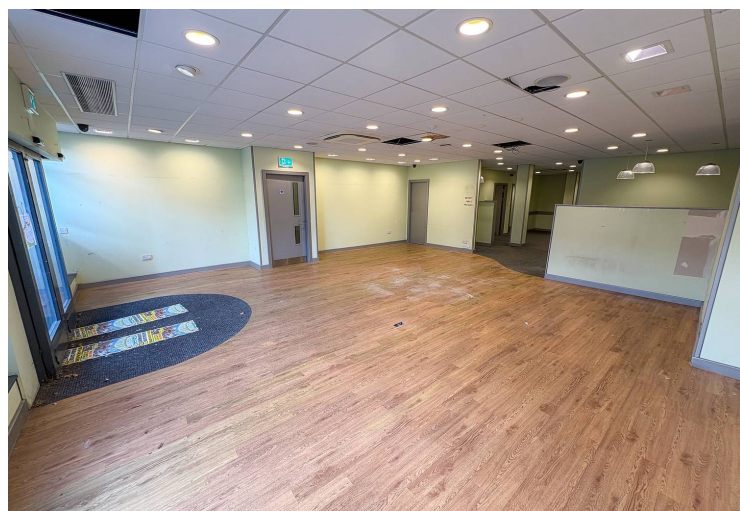




4 Bridge Street, Haverfordwest

£16,000 pa

Prime town centre retail unit on Bridge Street, Haverfordwest. Ground floor sales, first floor ancillary space. Vacant possession. New lease available. Strong footfall, good frontage.



01437 762538



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Prominent retail premises situated in a prime town centre trading position on Bridge Street, Haverfordwest. The property comprises a well-configured ground floor sales area with ancillary accommodation at first floor level, suitable for a variety of retail or commercial uses (subject to any necessary consents).

The property is therefore being offered with vacant possession upon expiry of the current lease, with the opportunity for an incoming tenant to secure a new lease directly from the landlord.

The unit benefits from a good frontage, regular configuration and strong footfall location within the town's principal retail area.

Accommodation

The property provides the following approximate areas:
Ground Floor (Sales Area): 122.25 sq m (1,315 sq ft) First
Floor (Ancillary/Storage): 106.37 sq m (1,145 sq ft) Second
Floor (Light Storage): 58.8 sq m (589.9 sq ft) Internal
Width: 7.67 m (25 ft 2 in) Shop Depth: 16.45 m (54 ft 0 in)

Tenure/Lease

The property is available to let by way of a new lease,
subject to terms to be agreed. The current lease expires
in September 2026, and the property is being marketed
ahead of this to secure an incoming tenant. An earlier
occupation date may be possible, subject to
negotiation.

Business Rates

Rateable Value (from April 2026): £17,750 Rates Payable
(2026/2027): Approximately £6,212.50 Interested parties
should make their own enquiries with the Local Authority
regarding eligibility for relief.

EPC

Energy Performance Rating: C A copy of the certificate is
available upon request.

VAT

All figures quoted are exclusive of VAT, where applicable.

Legal Costs

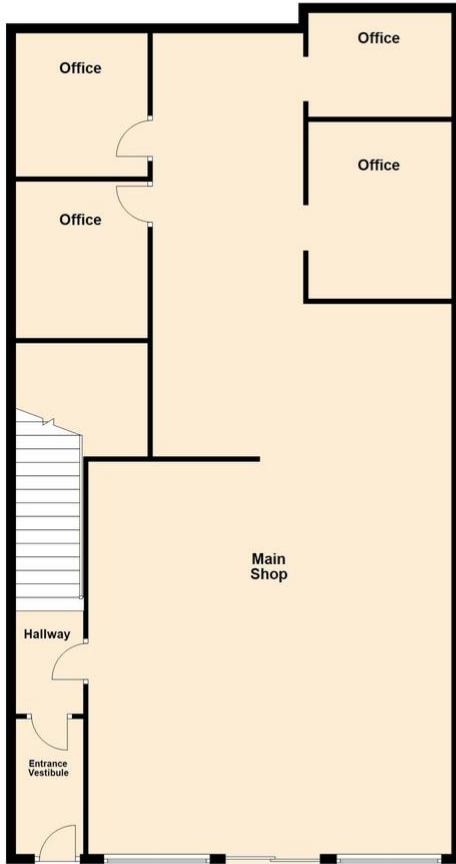
Each party to bear their own legal costs incurred in the
transaction.

Important Note

Subject to contract and availability.

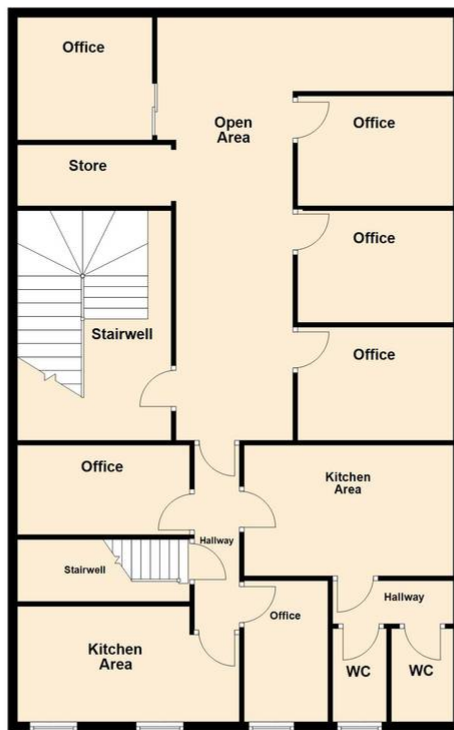
Ground Floor

Approx. 159.9 sq. metres (1720.6 sq. feet)



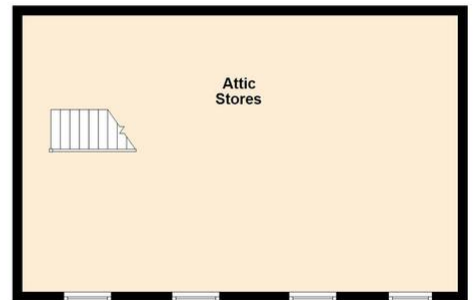
First Floor

Approx. 136.4 sq. metres (1467.7 sq. feet)



Second Floor

Approx. 54.8 sq. metres (589.9 sq. feet)



Total area: approx. 351.0 sq. metres (3778.2 sq. feet)

4 Bridge Street, Haverfordwest

