



**57 Bush Street,  
Pembroke Dock SA72 6AN**

**Offers in the region of £149,500**

Close To Town Centre  
Ground Floor Retail Area  
Two Upper Floor Flats  
Located In Densely Populated Area

**DC/BT/59357/061017**

## **DESCRIPTION**

A 3 storey mid-terrace building fronting Bush Street in the centre of Pembroke Dock. The ground floor has most recently been used for a dry cleaning business with a retail area to the front and processing area to the rear although it would be a reasonably simple matter to convert the whole of the floor space to retail if required which would provide approximately 1314 sq ft (122.12 sq m) of accommodation. The upper floor has independent access from Bush Street with the first floor having a 2 bedroom flat with bathroom, kitchen and large lounge and on the second floor there is a 2 bedroom flat with lounge, breakfast room, kitchen and bathroom. The third floor attic space has been upgraded to clean usable accommodation whilst the basement provides a number of store rooms.

## **LOCATION**

Pembroke Dock is one of the larger settlements in the south west of the County of Pembrokeshire. It was formerly the home of the Royal Naval Dockyard and is currently well known for its ferry port serving Ireland. Also nearby are the power station, oil terminal and

LNG plants. The premises are situated in the densely populated area of the town fronting one of its main roads.

## **TENURE**

The premises are available freehold with vacant possession apart from the first floor flat which is currently occupied on a standard AST Agreement.

## **PRICE**

Offers are invited in the region of £149,500.

## **RATES/COUNCIL TAX**

According to the gov.uk website, the rateable value of the ground floor is £3,500. This would make the rates payable for the whole of the 2017/2018 financial year approximately £1,747. However, there are a number of schemes for which an occupier can apply which should mean that there will be relief from rates payable.

## **ENERGY**

### **PERFORMANCE**

#### **CERTIFICATE (EPC)**

Copies of the EPCs for the different areas of the building are available from the John Francis Commercial Department. They show that the rating for the ground floor is E(109) for Flat 1 it is D(62) and for Flat 2 it is C(70).

## **AVAILABILITY**

Immediately upon completion of legal formalities.

## **VIEWING**

### **ARRANGEMENTS**

Please contact David Cochlin in our Commercial Department on 01834 861810 or via email to dc@johnfrancis.co.uk

### **OUR OFFICE HOURS**

Monday to Friday 9am to 5.30pm.

### **PLEASE NOTE**

Any appliances and services listed on these details have not been tested.

### **DIRECTIONS**

Head into Pembroke Dock on London Road (the A4139) off the roundabout on the A477. At the roundabout adjacent to the Asda Store, take the first exit onto Water Street. After approximately 250 yards, turn right into Bush Street where the premises will be found on the right-hand side opposite the church.