WEST WALES COMMERCIAL

0345 094 5898

www.westwalesproperties.co.uk

WEST WALES FINEST PROPERTIES

5 Picton Place, Haverfordwest No. 7 is not for sale

- Super Investment Opportunity
- 6 Private Parking Spaces
- 2 Quality Tenants in place
- Realistic Price
- Initial yield over 10%
- £14,800 rental income PA
- Substantial office building
- Excellent Town Centre Location
- EPC Rating E
- Gas Central Heating

Offers In The Region Of £140,000

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626

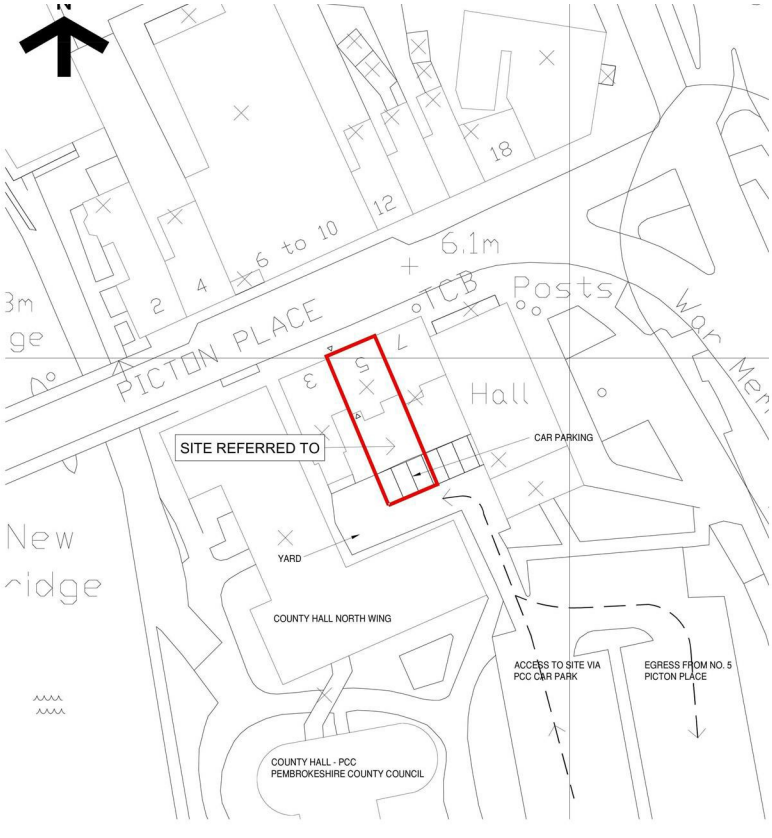
The Property Ombudsman

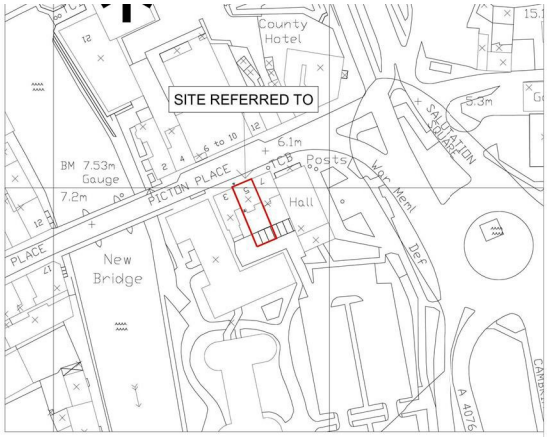
The Agent that goes the Extra Mile

NAEA National Association of Estate Agents

SUMMARY

An excellent investment opportunity to purchase a town centre commercial office building in an excellent trading position fronting onto Picton Place Haverfordwest. There are currently 2 tenants who in total pay rent £14,800 per annum plus contribution towards the building insurance who are also responsible for internal repairs.There are 6 parking spaces to the rear of the building which is accessed through a right of way through Pembrokeshire County Council car park. Current rent gives an initial yield over 10% Rateable Value £7800 April 2026.
Existing Businesses not affected by the sale of this building.





LOCATION PLAN 1:1250

These drawings and the copyright thereof are the sole property of the consultants and must not be reproduced without their written consent.

The contractor is to check all levels and dimensions before work commences, and any discrepancies to be reported immediately to the consultants.

Work to figured dimensions. Do not scale.

The contractor is expected to supply and do everything necessary for the proper execution of he works that may be reasonably inferred from the drawings and specification, whether referred to in detail or not, without extra payment in respect thereof.

The finished building will require service maintenance in accordance with custom and practice and the manufacturers recommendations.

The architects drawings are to be read in conjunction

REVISIONS NOTES. | DATE | REV

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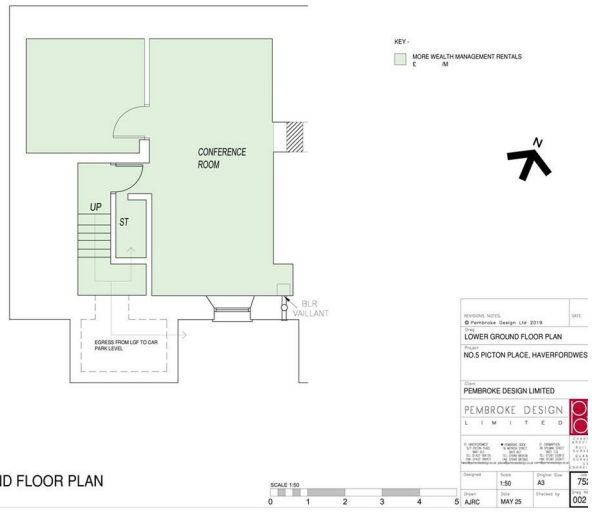
Drwg: SITE AND LOCATION PLANS

Project: NO.5 PICTON PLACE, HAVERFORDWEST

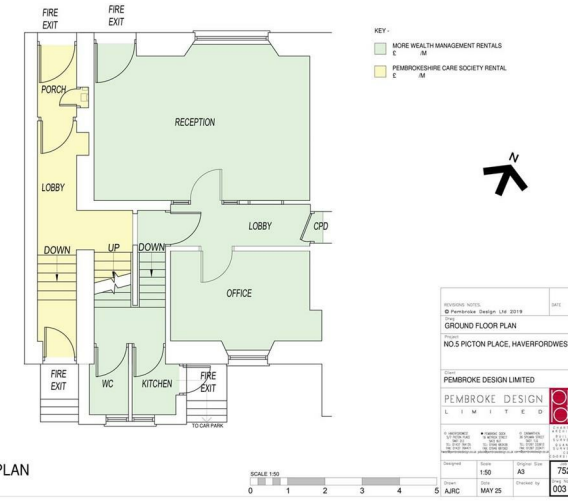
Client: PEMBROKE DESIGN LTD

PEMBROKE DESIGN LIMITED

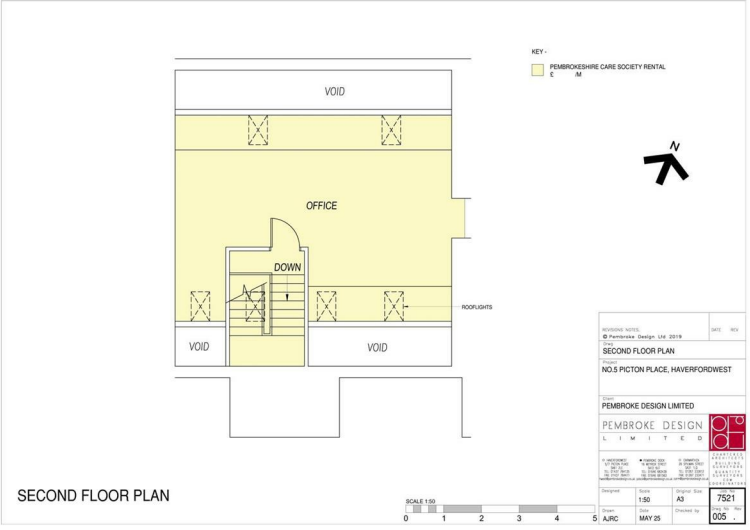
CHARTERED ARCHITECTS BUILDING SURVEYORS QUANTITY SURVEYORS CDM CO-ORDINATORS

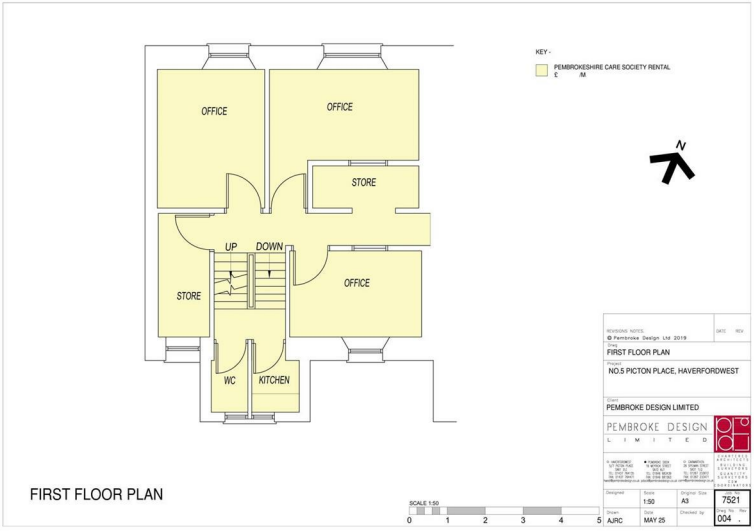


LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN





Directions: From our Haverfordwest office proceed over the New Bridge into Picton Place and No 5 Can be found on your right hand side and is denoted by a For Sale Board.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric Gas , Mains Water.
Rateable Value £7800 April 2026
EPC Rating E
We are informed that there is a right of way through Pembrokeshire County Council car park to the 6 spaces with this building.

We would respectfully ask you to call our office before you view this property internally or externally

NME//06/26/

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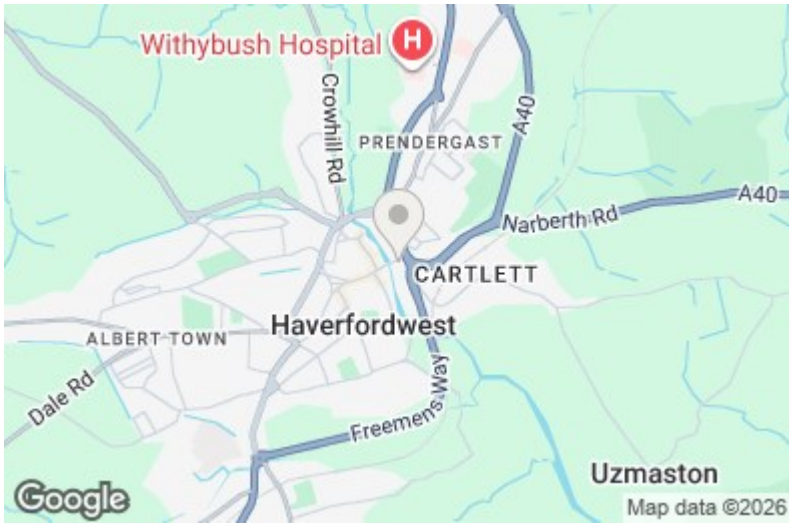
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated Office in Mayfair, London