



Fishguard & Goodwick Railway Man's Club, Brodog Terrace, Fishguard, Pembrokeshire, SA65 9NP

Price Guide £200,000

- * A substantial single storey "L" shaped Commercial Building which has approximately 2,700 square feet.
- * Used by Fishguard & Goodwick Railway Man's Club as a Meeting Room/Licensed Function Room/Leisure Hall facility for a considerable number of years.
- * Equally well suited for other Commercial/Residential Uses, subject to Change of Use and/or Planning Consents.
- * Large Plot which has a frontage of 60' apx and a depth of 120' apx with potential (Subject to Planning).
 - * 'L shaped Tarmacadamed Parking Area for 12 - 15 vehicles at the fore.
 - * Early inspection strongly advised. Realistic Price Guide.

SITUATION

Fishguard is a popular Market Town which stands on The North Pembrokeshire Coastline some 15 miles or so North of the County and Market Town of Haverfordwest.

Fishguard has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Take-Aways, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The twin town of Goodwick is a mile or so distant and Fishguard Harbour, being close by, provides a Ferry Terminal for Southern Ireland. There is also a Railway Station.

The County and Market Town of Haverfordwest is within easy car driving distance and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, Petrol Filling Stations, a Post Office, Repair Garages, a Leisure Centre, Further Education College, The County Council Offices and The County Hospital at Withybush.

The Pembrokeshire Coastline at The Parrog is within a mile or so of the property and also close by are the other well known sandy beaches and coves at Pwllgwaelod, Cwm-yr-Eglwys, Newport Sands, Pwllcrochan, Aberbach, Abermawr, Abercastle, Aberfelin and Porthgain.

There are good road links from Fishguard along the A40 to Haverfordwest and Carmarthen and the M4 to Cardiff and London. In addition, there are good rail links from Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the United Kingdom.

Brodog Terrace is a popular predominantly Residential area which is stands in convenient location within 350 yards or so of Fishguard Town Centre and Market Square. The Property is situated within 150 yards or so of Vergam Terrace and the main thoroughfare which connects Fishguard with Goodwick and is within a short walk of the Penyraber Housing Estate. Fishguard Town Centre and Market Square is within 480 yards or so of the Property.

DIRECTIONS

From the Offices of Messrs J. J. Morris at 21 West Street, turn left and proceed in the direction of Goodwick for approximately 200 yards or so and take the turning on the right (adjacent to CK's Store) into Brodog Terrace. Continue on this road for 50 yards or so and follow the road to the left and some 130 yards or so further on, Fishguard & Goodwick Railway Man's Club is situated on the right hand side of the road. A "For Sale" Board is erected on site.

DESCRIPTION

Fishguard & Goodwick Railway Man's Club comprises of a substantial "L" shaped single storey Building of cavity concrete block/brick construction with rendered and coloured elevations under a pitched and hipped composition slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

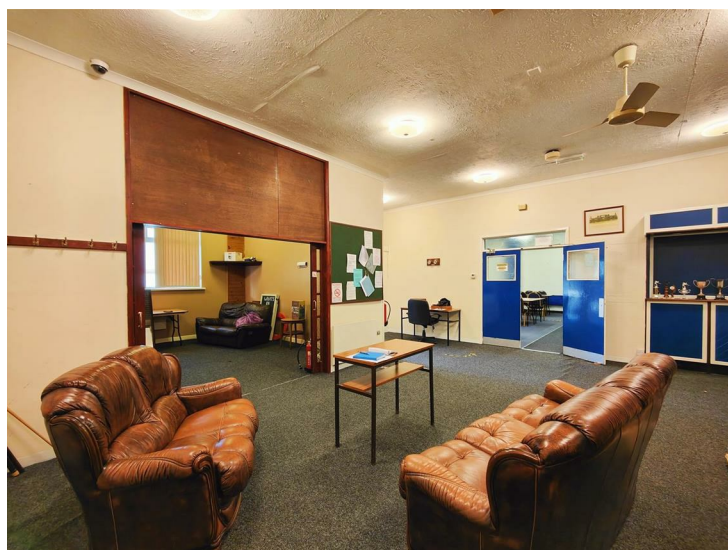
Porch



7'8" x 5'7" (2.34m x 1.70m)

With fitted carpet, built in cupboard housing electricity meter and fuse boxes, emergency light, ceiling light and a hardwood glazed door to:-

Reception Hall



23'6" x 18'9" plus 8'0" x 7'3" (7.16m x 5.72m plus 2.44m x 2.21m)

With fitted carpet, 7 circular ceiling strip lights, 3 electric panel heaters, coat hooks, small Bar Served, fitted Cupboard with electric light, doors to Bar Served, Ladies, Gents and Disabled WC's and sliding glazed doors to:-

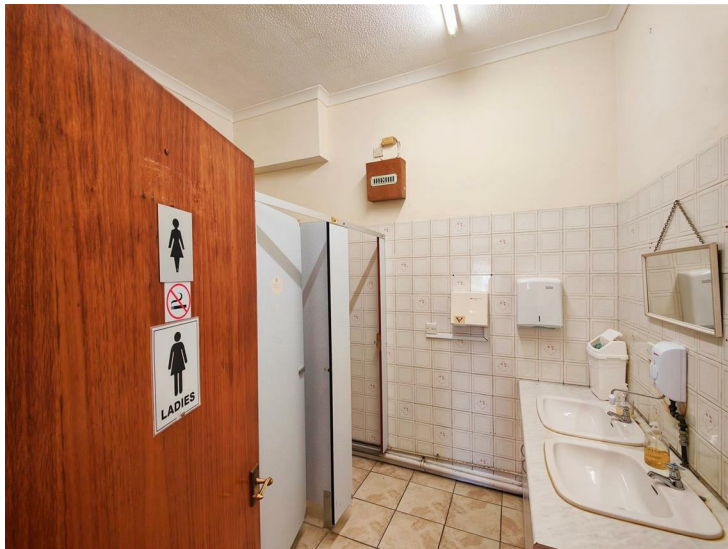
Lounge/Pool Room



16'0" x 15'2" (4.88m x 4.62m)

With fitted carpet, 2 uPVC double glazed windows with vertical blinds, 4 circular ceiling strip lights, extractor fan and power points.

Ladies WC



10'4" x 8'2" (3.15m x 2.49m)

With ceramic tile floor, electric panelled heater, strip light, 3 WC's, 2 Wash Hand Basins, mainly tiled walls, extractor fan and a Redring hand water heater.

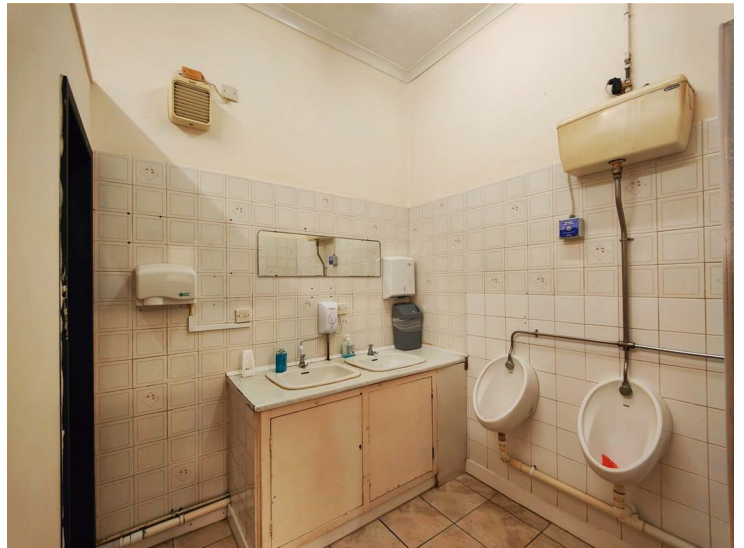
Disabled WC



5'4" x 5'4" (1.63m x 1.63m)

With ceramic tile floor, suite of Wash Hand Basin, WC, mainly tiled walls and a strip light.

Gents WC



8'0" x 7'0" plus 5'4" x 2'4" (2.44m x 2.13m plus 1.63m x 0.71m)

With a ceramic tile floor, 3 Urinals, 2 Wash Hand Basins, Redring electric hand water heater, WC, strip light, part tile surround and an extractor fan.

Main Hall/Function Room



54'10" x 26'0" (16.71m x 7.92m)

(Approx). With 10 panel heaters, 2 uPVC double glazed windows with vertical blinds, 14 strip lights, ample power points, a mainly carpeted floor and a wood strip dance floor, 2 emergency doors, coat hooks, opening to Bar Servery and 2 steps leading up to a:-

Stage

13'3" x 9'0" (4.04m x 2.74m)

With fitted carpet, 2 strip lights, power points, ceiling fan and doors to Store Room /Changing Room and:-

Office/Changing Room

8'6" x 6'1" (2.59m x 1.85m)

With fitted carpet, strip light, wall shelves and power points.

Store Room/Changing Room

6'5" x 5'11" (1.96m x 1.80m)

With fitted carpet, built in cupboard, strip light and wall shelves.

A doorway leading off the Main Hall (adjacent to the Bar Servery) gives access to a:-

Store Room

6'7" x 5'11" (2.01m x 1.80m)

With fitted carpet and wall light.

Bar Servery



19'3" x 8'6" (5.87m x 2.59m)

With ceramic tile floor, 2 strip lights, emergency light, ceiling fan, wall shelves, double drainer stainless steel sink unit with hot and cold, Santon OUVA water heater, ample power points and door to:-

Inner Hall

5'6" x 3'0" (1.68m x 0.91m)

With ceramic tile floor, doors to Cellar and:-

Strong Room

5'7" x 4'4" (1.70m x 1.32m)

With strip light and shelves.

Cellar

20'0" x 7'6" (6.10m x 2.29m)

(currently 2 rooms) With ceramic tile floor, 2 ceiling lights, emergency light and door opening to:-

Rear Hall/Store Room

21'2" x 4'11" (6.45m x 1.50m)

With 2 strip lights and door to exterior.

Directly to the fore of the Property is a:-

Lean to Covered (Smokers) Area



12'6" x 6'6" (3.81m x 1.98m)

Beyond is a large 'L' shaped Tarmacadamed Car Parking area which leads onto Brodog Terrace. There is a concrete path surround to the Property.

6 Outside Electric Lights.

The approximate boundaries of the Property are edged in red on the attached Plan to the Scale of 1/2500.

Services

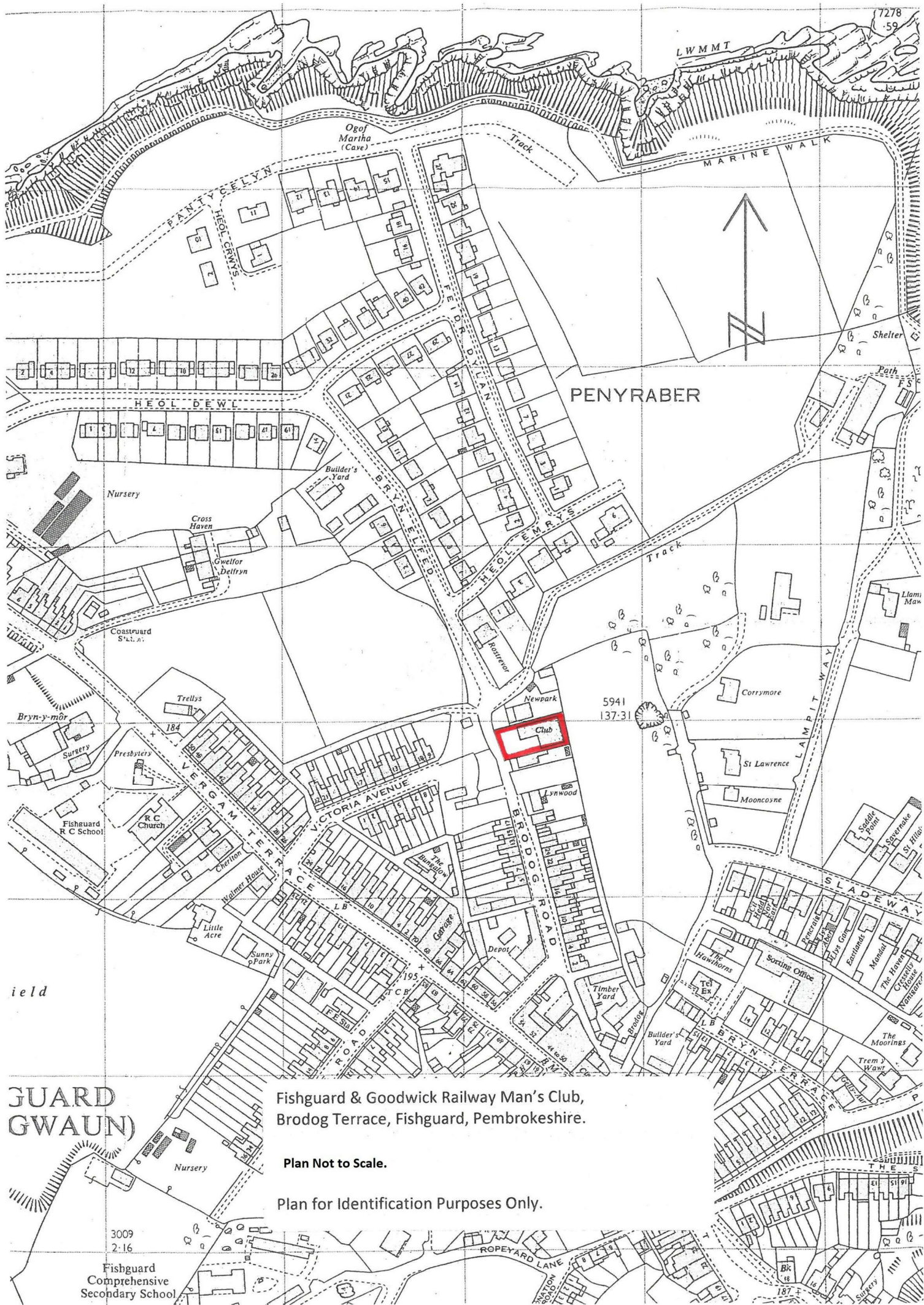
Mains Water, Electricity and Drainage are connected. Electric Heating. uPVC Double Glazing. Telephone, subject to British Telecom Regulations.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

Fishguard and Goodwick Railway Man's Club is a substantial Detached 'L' shaped Building which has approximately 2,700 square feet internally. It has been used as a Railway Man's Club for a considerable number of years and although well suited to its existing use, it is equally well suited to other Commercial/Residential uses subject to any necessary Change of Use and/or Planning Consents. The Property stands on a large plot where there is ample Vehicle Parking and Turning Space to the fore. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



GUARD
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Fishguard & Goodwick Railway Man's Club,
Brodog Terrace, Fishguard, Pembrokeshire.

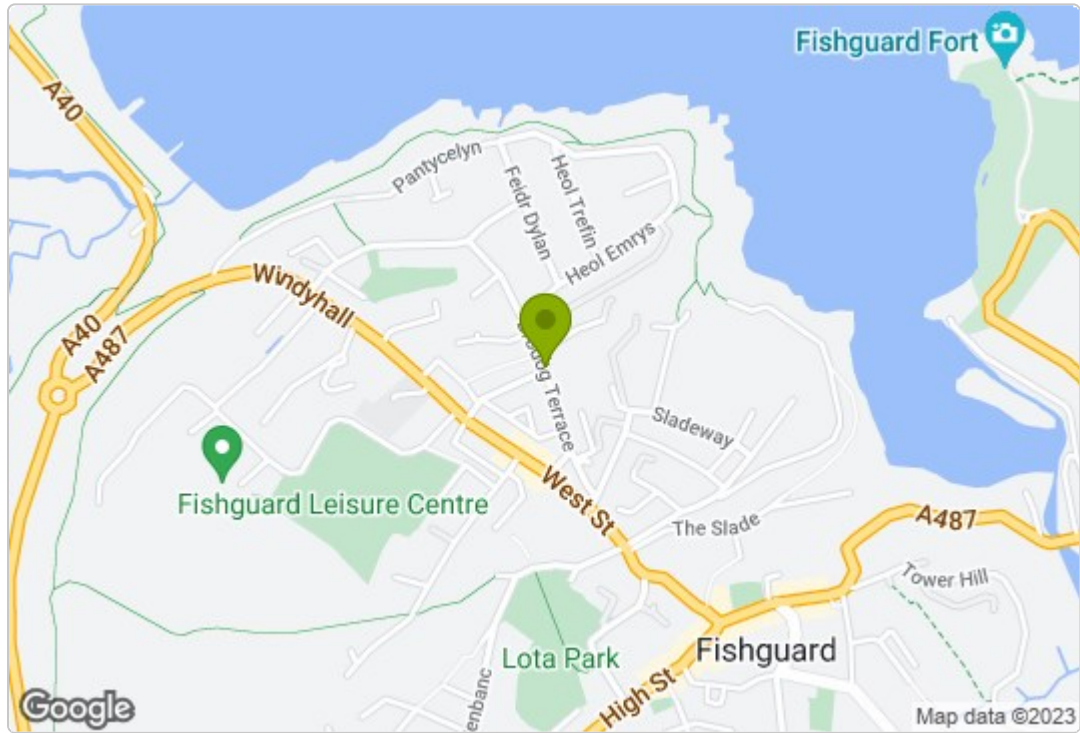
Plan Not to Scale.

Plan for Identification Purposes Only.

3009
2-16
Fishguard
Comprehensive
Secondary School



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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