



Ground Floor Premises Tenby House, 40 West Street, Fishguard, Pembrokeshire, SA65 9AD

£750 Per Calendar Month

- * Available "To Let" on a 3 or 5 Year Lease, a spacious Ground Floor Shop Premises together with a Store Room/Kitchen, Rear Hall, Office and Separate WC.
- * It is available "To Let" as a Going Concern or alternatively it can be Let for other Commercial Uses, Subject to any necessary Change of Use and/or Planning Consents.
- * It stands in a Prime Trading Location within 200 yards or so of Fishguard Town Centre and Market Square.
- * Shop Premises to rent in Fishguard and few and far between and early inspection is strongly advised.

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, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Takeaways, a good Bakery, Art Galleries, a Cinema/Theatre, Supermarket 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 Pembrokeshire Coastline at The Parrog is within three quarters of a mile or so of the Property and also close by are the other well known sandy beaches and coves at Pwllgaelod, Cwm yr Eglwys, Newport Sands, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin and Porthgain.

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, Takeaways, Art Galleries, a Library, Supermarkets, Petrol Filling Stations, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Fishguard to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

West Street is a mixed Residential/Commercial area and is the main thoroughfare which links Fishguard with Goodwick.

DIRECTIONS

From the Offices of Messrs J. J. Morris at 21 West Street, turn left and proceed in the direction of Goodwick for a 100 yards or so and Tenby House is situated on the right hand side, just prior to the Zebra Crossing.

DESCRIPTION

Tenby House comprises a substantial Detached 2 storey Building of mainly brick construction with rendered and coloured roughcast elevations under a pitched composition slate roof. The Ground Floor accommodation that is available "To Let" on a 3 or 5 Year Lease Term. Accommodation is as follows:-

Shop Premises



35'0" x 24'11" (10.67m x 7.62m)
(plus 2 display bay windows 8'9" x 5'0" - 2.67m x 1.6m) With a suspended ceiling with 9 lights, ample power points, telephone point and a half glazed door to:-

Store Room/Kitchen



18'0" x 10'0" (5.49m x 3.05m)
With fitted carpet, 2 strip lights, single drainer stainless steel sink unit with hot and cold, tiled splashback, floor cupboard, 12 power points, electricity consumer unit and door to:-

Rear Hall



29'8" x 9'3" (9.04m x 2.82m)
("T" shaped maximum). With 2 strip lights, 2 power points,
door to exterior and doors to Separate WC and:-

Office

7'4" x 6'0" (2.24m x 1.83m)
With strip light, desk/workbench and 4 power points.

Separate WC

4'7" x 4'4" (1.40m x 1.32m)
With suite of Wash Hand Basin and WC, vinyl floor
covering, extractor fan and ceiling light.

SERVICES

Mains Water, Electricity and Drainage are connected.
Mains Gas Connected. Telephone, subject to British
Telecom regulations.

TENURE

Freehold.

LANDLORD'S OBLIGATIONS

The Landlord will be responsible for external wall and roof
repairs and external wall and window decoration on the
First Floor.

TENANTS OBLIGATIONS

The Tenants will be responsible for Internal Repairs and
Decoration and will also be responsible for the cost of
external wall, window and door decoration on the Ground
Floor. The Tenant will also be responsible for Shop Display
Window insurance.

N.B. The exterior of the Property has just recently been
decorated which includes the Windows and Doors on the
Ground Floor.

BUILDING INSURANCE

The Tenants will be responsible for a 33% Share of the
Building Insurance premium.

LEASE TERM

5 Year Term with a Get-Out Clause after 3 Years in favour of
the Lessee. The Lessor would consider a 3 Year Lease Term.

REMARKS

Tenby House is currently a successful Newsagents/Card
Shop which stands in a good trading location within a few
hundred yards or so of Fishguard Town Centre and Market
Square. It is available as a Going Concern or alternatively
the Lessor would be prepared to "Lease" the Property on a
3 Year or 5 Year Lease Term for other uses, subject to any
necessary Change of Use and/or Planning Consents. Rarely
do Lock-up Shop Premises become available 'To Let' in
Fishguard and the opportunity to lease the property
should not be missed. Realistic Rental Monies sought for
the Premises.

Floor Plan

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

Council Tax Band -

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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