



10 West Street, Fishguard, Pembrokeshire, SA65 9AE

Price Guide £220,000

A substantial End of Terrace 4 storey Building which stands in a Prime Trading Location in this popular Market Town and being ideally suited towards a variety of Commercial uses. The Ground Floor has been used as a Bank, Charity Shop and an Antique Shop which also used the Lower Ground Floor Premises. The First and Second Floor Accommodation has been utilised as Office accommodation. Although well suited to Office use, is it equally well suited to a variety of other Commercial uses, or even 2 EXECUTIVE FLATS on First and Second Floors (subject to any necessary Change of Use and/or Planning Consents). To the rear of the Property is a Detached former Surgery Building with potential for Commercial or Storage use. It is offered For Sale with a realistic Price Guide and early inspection is strongly advised. EPC Rating TBC

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, Cafes, 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 Pembrokeshire Coastline at The Parrog is within a mile or so of Fishguard Town Centre and also close by are the other well known sandy beaches and coves at Pwllgwaelod, 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 which benefits an excellent Shopping Centre together with a wide range of amenities and facilities. There are good Road Links along the A40 to Haverfordwest and Carmarthen and the M4 to Cardiff and London. In addition, there are good rail links from Fishguard, Haverfordwest and Carmarthen to Cardiff, London Paddington and the rest of the United Kingdom.

West Street is predominantly a Commercial area and is now a One Way Road leading from West Street towards the Town Centre. 10 West Street stands within 80 yards or so of Fishguard Town Shopping Centre and Market Square.

DIRECTIONS

From the Offices of J. J. Morris at 21 West Street, turn right and proceed towards Market Square. 10 West Street is 80 yards or so further along, on the left, some 80 yards or so prior to the Town Centre and Market Square. A "For Sale" Board is erected on site.

DESCRIPTION

10 West Street comprises an End of Terrace 4 storey Building of predominantly solid stone construction with rendered and coloured front elevation and natural stone faced elevations under a pitched slate roof. Accommodation is as follows:-

Glazed Entrance Door to:-

Main Reception

24'0" x 17'0" (7.32m x 5.18m)

With natural stone wall, 2 large glass display windows, suspended ceiling with strip lighting, power points, natural stone wall, door to Side Entrance Hall and door to:-

General Office

18'9" x 9'0" (5.72m x 2.74m)

With glass counter, fitted carpet, suspended ceiling with strip lighting and ample power points.

Back Office

14'2" x 7'6" (4.32m x 2.29m)

With fitted carpet, strip lights and power points.

Rear Hall

(Split level). With strip light, fitted carpet, power points, window and door to:-

Kitchenette

With vinyl floor covering, single drainer Stainless Steel sink unit with hot and cold, fitted carpet, towel rail, window, ceiling light and power points.

Separate WC

With vinyl floor covering, ceiling light, window and toilet roll holder.

A door from the Main Reception area gives access to an:-

Interview Room

13'0" x 8'0" (3.96m x 2.44m)

(plus door recess). With fitted carpet, strip light, power points and window to rear.

A doorway off West Street gives access to a:

Side Entrance Hall

With strip lighting, understairs Storage Cupboard and staircase to:-

Half Landing

With fitted carpet and window to rear.

Kitchen

13'0" x 7'6" (3.96m x 2.29m)

(to include Hall Area). With single drainer Stainless Steel sink unit with companion unit, Hot Water Heater, strip light, power points and window to rear.

Inner Hall

With vinyl floor covering, window to rear and door to:-

Separate WC

8'6" x 5'9" (2.59m x 1.75m)

With vinyl floor covering, suite of Wash Hand Basin and WC, Hot Water Heater and strip light.

FIRST FLOOR

Landing

With door to Inner Landing and a small flight of stairs to:-

Office (rear)

12'6" x 7'10" (3.81m x 2.39m)

(L shaped maximum). With fitted carpet, strip light and a sash window affording sea views.

Inner Landing

With fitted carpet, strip light and door to:-

Walk in Store Room

With fitted carpet and strip light.

Office (Front)

17'0" x 12'9" (5.18m x 3.89m)

(L shaped maximum). With 2 sash windows, strip light, power points and door to:-

Office/Filing Room

16'9" x 6'3" (5.11m x 1.91m)

With power points, strip light and sash window to rear.

Office (Front)

12'8" x 12'6" (3.86m x 3.81m)

With fitted carpet, sash window, strip light and power points.

Main Office (rear)

19'0" x 17'9" (5.79m x 5.41m)

With fitted carpet, strip light, power points and a window to rear affording Sea Views to Fishguard bay and the Yacht basin at Lower Fishguard.

Office (Front)

12'9" x 11'1" (3.89m x 3.38m)

With sash window, fitted carpet, strip light and power points.

SECOND FLOOR

Half Landing

With sash window to rear (affording Sea views).

Main Landing

With fitted carpet and strip light.

Store Room

6'9" x 6'5" (2.06m x 1.96m)

With fitted carpet, ceiling, power points, access to Loft and door to:-

Separate WC

With vinyl floor covering, suite of Wash Hand Basin and WC, ceiling light and sash window to rear (affording Sea views).

Office (Front)

20'9" x 12'0" (6.32m x 3.66m)

plus 6'4" x 2'6" (1.93m x 0.76m) With fitted carpet, 2 sash windows, 2 strip lights and ample power points.

Office

13'2" x 7'8" (4.01m x 2.34m)

With fitted carpet, window to rear (affording Sea Views), strip light and 6 power points.

Office (Rear)

18'11" x 17'2" (5.77m x 5.23m)

With fitted carpet, 2 sash windows (affording Sea Views), 2 strip lights, ample power points and opening to:-

Office (Front)

22'0" x 17'6" (6.71m x 5.33m)

(approximate measurement only). With 2 sash windows, 2 strip lights, ample power points and opening to Rear Office.

Office (Front)

17'2" x 9'10" (5.23m x 3.00m)

With fitted carpet, strip light, sash window and ample power points.

Adjoining the Side Entrance Hall is a:-

Former Charity Shop

29'6" x 11'8" (8.99m x 3.56m)

("L" shaped maximum). With carpet tiles, strip lighting, power points and stairs to:-

LOWER GROUND FLOOR

Hall

11'0" x 7'0" (3.35m x 2.13m)

With carpet tiles, strip lighting and opening to:-

Shop

17'10" x 15'2" (5.44m x 4.62m)

With carpet tiles, strip lights, opening to Rear Hall and openings to:-

Shop/Storage Area

15'0" x 9'6" (4.57m x 2.90m)

With strip lighting.

Shop/Storage Area

12'9" x 11'0" (3.89m x 3.35m)

With strip lighting.

Rear Hall

With power points, window, electric light, door to rear Garden and door to:-

Wash Room

With Wash Hand Basin, window and door to:-

Separate WC

With window.

Adjoining the Property at the rear is a Garden area (which has a separate back access) together with a:-

Former Doctor's Surgery

19'0" x 12'9" (5.79m x 3.89m)

(approximate overall measurement). Of stone and brick construction with rendered elevations under a pitched slate roof which is accessed off West Street over a concrete lane. There is also a:-

Lower Ground Floor Basement Storage Area

With reduced headroom.

2 Outside Lights.

SERVICES

Mains Water, Electricity and Drainage are connected. Gas available but not connected. Telephone, subject to British Telecom Regulations. Broadband Connected.

TENURE

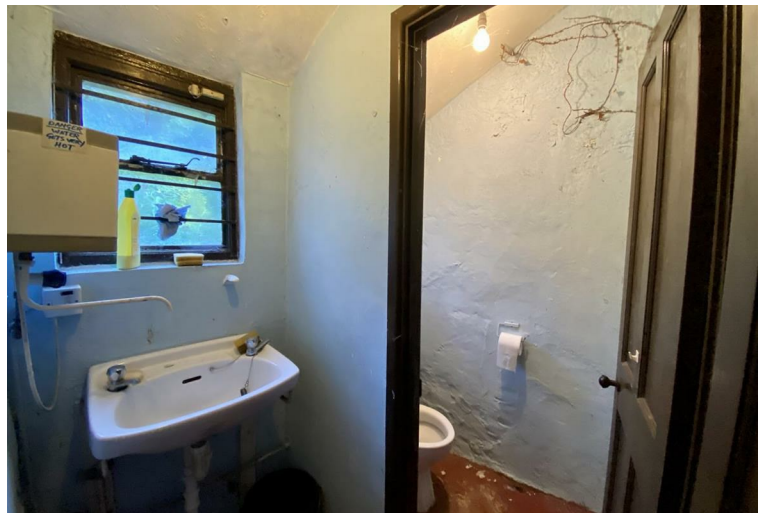
Freehold with Vacant Possession upon Completion.

RIGHTS OF WAYS

A Pedestrian Access Right of Way exists in favour of the Property over the concreted lane to the side which leads to the Rear Garden and the former Doctor's Surgery.

REMARKS

10 West Street is a substantial 4 storey End of Terrace Building which stands in an excellent Trading Location in this popular Market Town and within 80 yards or so of Fishguard Town Shopping Centre and Market Square. The Property has been utilised over the years as a Bank and Charity Shop on the Ground Floor, whilst the First and Second Floors have been utilised as Office Accommodation. Although being well suited to this use, the First and Second Floors are equally well suited for Residential purposes (subject to any necessary Change of Use and/or Planning Consents). Views to Lower Fishguard Harbour as well as Coastal Sea views over Fishguard Bay to Dinas Head can be enjoyed from the First and Second Floor accommodation. The Property is Sold with entire Vacant Possession and early inspection is strongly advised. Realistic Price Guide.





Floor Plan



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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