



Office Space, High Street, Saundersfoot
2 UNITS AVAILABLE TO LET, SEPARATE OR COMBINED
10 YEAR LEASE
£23,500 PER ANNUM

- Office Space To Let
- 10 Year Lease
- 2 Units Available - Separate Or Combined
- Spacious & Versatile Premises
- Prominent High Street Location
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THE PROPERTY

A sizable and versatile office space, previously occupied by Powells Cottage Holidays. Two units are available, either separately or combined. Prominently positioned on Saundersfoot High Street in the heart of the Village Centre, the ground floor premises are available to let on a ten year lease at a cost of £23,500 per annum for both units. The Rateable Value is £5,300.

UNIT ONE (BELOW DOLPHIN COTTAGE)

OFFICE/RECEPTION

17' 02" x 10' 08" (5.23m x 3.25m)

Large double glazed bay window to front. Door to Office Two. Door to under stairs cupboard. Laminate flooring. Spot lights.



OFFICE TWO

14' 03" x 10' 06" (4.34m x 3.2m)

Multi pane window and multi pane glazed door to rear. Door to Staff Room. Spot lights.

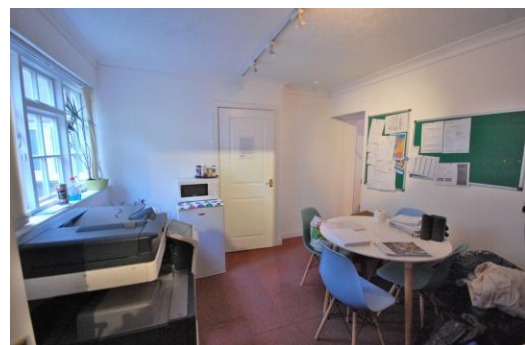


UNIT TWO (BELOW MYRTLE COTTAGE)

STAFF ROOM

10' 07" x 10' 03" (3.23m x 3.12m)

Multi pane window to rear. Door to Comms Room. Door to Office Three.



COMMS ROOM

10' 03" x 4' 00" (3.12m x 1.22m)

Window to rear. Built in shelving.

OFFICE THREE

17' 00" x 13' 00" (5.18m x 3.96m)

Large multi pane bay window to front. Multi pane glazed hardwood door to front. Door to under stairs cupboard.



EXTERNALLY

To the rear is an enclosed courtyard, where a brick outbuilding houses a WC and pedestal wash hand basin. There is also a timber shed.

FRONT ELEVATION

The property enjoys a prominent position on the high street.



RENT

Rental price £23,500 p.a plus interest at 4% for both units combined.

£12,500 p.a plus interest at 4% for Unit 1 (below Dolphin Cottage)

£11,000 p.a plus interest at 4% for Unit 2 (below Myrtle Cottage)

Rent is exclusive of VAT and business rates (see below for rates relief information)

TENURE

A 10 years lease will be granted with a break clause on giving 3 months written notice and a rent review after 3, 6 and 9 years.

LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs.

RATEABLE VALUE

The rateable value is £5,300 per year, however may be eligible for a rates relief grant.

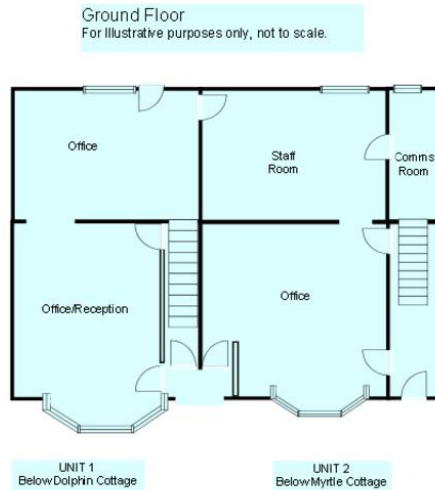
CLASS OF COMMERCIAL USE

Current class of commercial use is A2. Change of use will be subject to the usual planning permissions.

DIRECTIONS

From Tenby, head towards Saundersfoot, follow the one way system around the town, the property will be found on the left hand side approximately half way down High Street.

FLOOR PLAN



ENERGY PERFORMANCE GRAPHS

Both Offices are D

These particulars, whilst believed to be accurate, are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or 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.