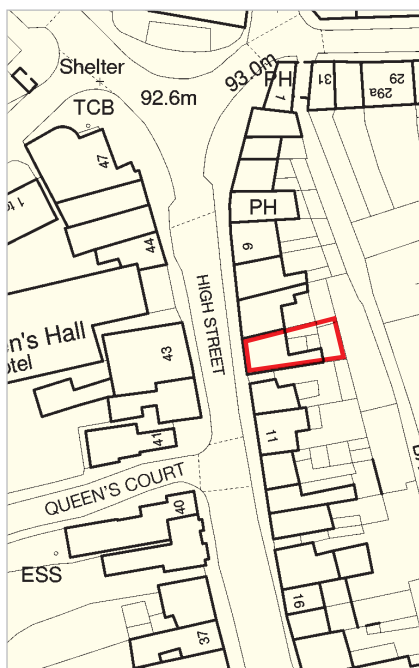


# Narberth 9 High Street Dyfed SA67 7AR

- **Freehold Shop and Residential Investment**
- Situated in an established trading location
- Shop Reversion 2030 (no breaks)
- VAT not applicable
- Total Current Rents Reserved  
**£15,995 pa**



**Tenure**  
Freehold.

**Location**  
Narberth is located in West Wales in the county of Dyfed. It is situated approximately 15 miles north of Tenby and 15 miles east of Haverfordwest. Narberth lies one mile south of the A40, the main arterial road in West Wales, and benefits from a Rail Station on the Tenby and Pembroke Line. The town is popular with visitors during the summer months. The property is situated on the east side of High Street, the established trading location within the town and in between its junctions with Queen's Court and Spring Gardens. Occupiers close by include Lloyds Pharmacy, Spar, Costcutter and NatWest, amongst other local occupiers.

## Description

The property is arranged on ground and one upper floor to provide a ground floor lock-up shop with a self-contained flat above. We understand the tenant has recently sub-let the shop. To the rear is a small garden.

## VAT

VAT is not applicable to this lot.

## Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

## Energy Performance Certificate

EPC Rating 74 Band C (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Mr P Harris	Gross Frontage 4.95 m (16' 3") Net Frontage 3.60 m (11' 9") Shop Depth 12.80 m (41' 11") Built Depth 13.90 m (45' 7") Ground Floor 43.90 sq m (473 sq ft)	21 years from 28.07.2009 Rent review on 30.09.2012 and every 3rd year thereafter FR & I	£12,000 p.a.	Reversion 2030
First Floor Flat	Individual	First Floor – 2 Rooms, Kitchen and Bathroom	6 month Assured Shorthold Tenancy from 28.08.2014	£3,995 p.a.	Holding over

**Total £15,995 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** J Fowlds Esq, Rich & Carr Solicitors. Tel: 0116 242 6001 e-mail: [jfowlds@richandcarr.co.uk](mailto:jfowlds@richandcarr.co.uk)