Prominent Roadside Development / Investment Opportunity

Planning permission for retail/showroom of 6,000 – 8,901 sqft with 53 car parking spaces

Former School
London Road
Pembroke Dock
SA72 6TT

Fletcher Morgan
25 Park Place, Cardiff CF10 3BA
www.fletchermorgan.co.uk
029 2037 8921
Location
The property is located in a prominent position fronting London Road approximately 2.5 miles to the west of Pembroke Town Centre and directly opposite Pembrokeshire Retail Park where occupiers include: Tesco, Argos, Peacocks, B&M, Poundstretcher and McDonalds.

The A477 approximately 500 yards to the east provides direct access to a wide surrounding area including Milford Haven some 7.5 miles to the west.

Description
The existing property comprises a former school building / training centre extending to some 8,000 sq ft on a site of approximately 0.7 acres.

The site benefits from planning permission for redevelopment to accommodate a new retail warehouse with on site car parking.

Accommodation
We are advised the existing areas are as follows:

<table>
<thead>
<tr>
<th>Area</th>
<th>Imperial (sqft)</th>
<th>Metric (sqm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Training rooms</td>
<td>2,906</td>
<td>270</td>
</tr>
<tr>
<td>IT Suite</td>
<td>484</td>
<td>45</td>
</tr>
<tr>
<td>Offices</td>
<td>1,883</td>
<td>175</td>
</tr>
<tr>
<td>Library</td>
<td>269</td>
<td>25</td>
</tr>
<tr>
<td>Store</td>
<td>538</td>
<td>50</td>
</tr>
<tr>
<td>Kitchens &amp; Dining Area</td>
<td>861</td>
<td>80</td>
</tr>
<tr>
<td>Ancillary</td>
<td>1,076</td>
<td>100</td>
</tr>
<tr>
<td><strong>Total GIA</strong></td>
<td><strong>8,017</strong></td>
<td><strong>745</strong></td>
</tr>
</tbody>
</table>

Car parking spaces – approximately 45 spaces.

Planning
Outline Planning Permission was granted in September 2016 for the redevelopment to accommodate a new retail unit of 6,000 sq ft ground floor, mezzanine of 2,901 sq ft, i.e. 8,901 sq ft GIA together with 53 car parking spaces.

Detailed Plan and a copy of the planning permission is available on request.

Business Rates
We are informed the current Rateable Value of the property is £44,250, the UBR for 2019/2020 is £0.526p with Rates Payable of £23,275.

Interested parties are advised to make their own enquiries to relevant Local Authority Rates Department.

Tenure
Freehold with vacant possession.

Purchase Price
On application

VAT
All figures quoted are exclusive of V.A.T. where applicable.

Energy Performance Certificate
Energy Performance Certificate is available on request.

Costs
Each party is to bear their own legal and professional costs incurred in the transaction.

Further Information
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