



# TO LET

**67, CHARLES STREET, MILFORD HAVEN, SA73 2HA**

**\*\* INCENTIVES AVAILABLE — SUBJECT TO STATUS \*\***

## LOCATION

The subject premises fronts Charles street, a semi pedestrianised road with parking directly outside forming part of the principal shopping thoroughfare in the town. Milford Haven is a coastal town with a population of c.15,000 and considered one of the largest towns in Pembrokeshire.

The premises immediately adjoin Coral whilst opposite The Original Factory Shop. Other well-known occupiers in the vicinity include Subway, Nisa Local, Betfred, Nationwide, Greggs and One Stop,

## ACCOMMODATION

According to the Valuation Office website, the approximate net internal floor areas are:

Ground floor sales:	42.8 m <sup>2</sup>	(461 ft <sup>2</sup> )
Ground floor storage:	11.00 m <sup>2</sup>	(118 ft <sup>2</sup> )
First Floor:	32.6 m <sup>2</sup>	(350 ft <sup>2</sup> )
Second Floor:	32.6 m <sup>2</sup>	(352 ft <sup>2</sup> )

## CONTACT

Carter Jonas  
St Catherine's Court,  
Berkeley Place, Bristol, BS8 1BQ  
[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

### Stuart Williams

0117 363 5693 | 0117 922 1222  
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### Timothy Edgell

0117 363 5702 | 0117 922 1222  
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## IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the

**LEASE**

Available by way of a new full repairing and insuring lease for a term to be agreed.

**RENT**

Offers in the region of £4,500 per annum, exclusive.

**SERVICE CHARGE & INSURANCE**

A service charge will be levied for the general upkeep, maintenance and management of the entire building on an as and when basis. The Landlord will insure the building and reclaim the premium from the tenant.

**RATES**

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £3,650

It is understood that this is below the threshold for rates to be payable but interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to: <https://www.gov.uk/find-business-rates>

**LEGAL COSTS**

Each party to bear their own legal costs in the transaction.

**ENERGY PERFORMANCE CERTIFICATE**

A certificate will be prepared.

**VAT**

All figures within these terms are exclusive of VAT where applicable.

**VIEWING & FURTHER INFORMATION**

Strictly via sole letting agents:

Timothy Edgell

[timothy.edgell@carterjonas.co.uk](mailto:timothy.edgell@carterjonas.co.uk) / 0117 363 5702 / 0117 922 1222 or

Stuart Williams

[stuart.williams@carterjonas.co.uk](mailto:stuart.williams@carterjonas.co.uk) / 0117 922 1222

For details of all commercial properties marketed through this firm please visit: [carterjonas.co.uk/commercial](https://carterjonas.co.uk/commercial)



**SUBJECT TO CONTRACT November 2022**

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# 67 Charles Street | MILFORD HAVEN

ELIZABETH CHRISTIE   Bridalwear		Charles Street	MILFORD PHARMACY		
FLOWERS & FAVOURS LTD   Florist			NUR'S BARBERSHOP		
WIN-JAMMER'S CAFÉ & BISTRO	GRANBY'S Menswear  MYSTIC TREASURE TROVE		VACANT		
			NISA LOCAL   POST OFFICE   SUBWAY		
Priory Street			Priory Street		
THE ORIGINAL FACTORY SHOP		Charles Street	JEFFREY'S JEWELLERS		
			BANARDO'S   Charity Shop		
			CHERUBS   Children's Clothing Shop		
MILFORD INK   Tattoo & Piercing					
ANTELOPE FINANCIAL					
CORAL   Betting Shop					
VACANT					
RK LUCAS & SON   Estate Agents					
CARDCRAFT OF PEMBROKSHIRE					
FRESH & FRUITY					
BETFRED   Betting Shop					
NATIONWIDE BANK					
MILFORD HAVEN TRAVEL AGENCY LTD.					
PATCH					
GREGGS					
ONE STOP SHOP					
UNDER CONSTRUCTION			Charles Street	UPPER CRUST CAFÉ	
Carter Jonas				VACANT	

This street plan is for identification purposes only and is not to scale.