



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 thorough fayre 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 ²	(461 ft ²)
Ground floor storage:	11.00 m ²	(118 ft ²)
First Floor:	32.6 m ²	(350 ft ²)
Second Floor:	32.6 m ²	(352 ft ²)

CONTACT

Carter Jonas
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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

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Jonas**

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 / 0117 363 5702 / 0117 922 1222 or

Stuart Williams

stuart.williams@carterjonas.co.uk / 0117 922 1222

For details of all commercial properties marketed through this firm please visit: 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			VACANT	
GRANBY'S Menswear			NISA LOCAL POST OFFICE SUBWAY	
MYSTIC TREASURE TROVE				
Priory Street		Charles Street	Priory Street	
THE ORIGINAL FACTORY SHOP			JEFFREY'S JEWELLERS	
JOHN FRANCIS Mortgage Advice Centre			BANARDO'S Charity Shop	
4 MUDDY PAWS Dog Groomers			CHERUBS Children's Clothing Shop	
UNDER CONSTRUCTION			MILFORD INK Tattoo & Piercing	
UPPER CRUST CAFÉ		Charles Street	ANTELOPE FINANCIAL	
VACANT			CORAL Betting Shop	
CARTERCRAFT OF PEMBROKSHIRE			VACANT	
FRESH & FRUITY			RK LUCAS & SON Estate Agents	
BETFRED Betting Shop			CARDCRAFT OF PEMBROKSHIRE	
NATIONWIDE BANK		Charles Street	FRESH & FRUITY	
MILFORD HAVEN TRAVEL AGENCY LTD.			BETFRED Betting Shop	
PATCH			NATIONWIDE BANK	
GREGGS			MILFORD HAVEN TRAVEL AGENCY LTD.	
ONE STOP SHOP			PATCH	

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