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1 Haverfordwest Road, Letterston,
Pembrokeshire, SA62 5SB
www.preseliproperty.co.uk



10 High Street,
Haverfordwest
Asking Price of £345,000

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Description

Are you looking for your next buy-to-let investment? Look no further than Borough House, a substantial freehold property situated in the popular market town of Haverfordwest.

Property Details

Borough House stands proudly on the crossroads between High-Street and Dark Street in Haverfordwest, Pembrokeshire. This property is a grade 2 listed building and contains many of the characterful features you come to expect with a period property, such as sash windows and high ceilings. A copy of the Cadw report for the listing of the building can be provided upon request.

This block consists of a ground-floor office space, 4 x 1 bedroom flats, and 1 x 2 bedroom flat, each of which is currently on fixed-term assured short-hold tenancy agreements. The combined rental income for the flats and the office is currently £2,545pcm or £30,540 per annum. This equates to a gross rental yield of just shy of 9%.

Dimensions

Office

12' 8" x 11' 4" / 3.88m x 3.48m

Office Entry

5'11" x 4'11" / 1.81m x 1.25m

Office WC

4'9" x 2'10" / 1.47m x 0.88m

Flat 1

Bedroom

13'7" x 8'1" / 4.15m x 2.47m

Living Room

15'3" x 7'9" / 4.66m x 2.38m

Kitchen

9'5" x 9'7" / 2.89m x 2.93m

Bathroom

5'10" x 6'2" / 1.80m x 1.88m

Total Floor Area

390.72 ft2 / 36.30 m2

Flat 2

Bedroom 1

10'7" x 7'10" / 3.25m x 2.40m

Bedroom 2

14'11" x 7'10" / 4.57m x 2.39m

Bathroom

5'10" x 6'1" / 1.79m x 1.87m

Living Room

17'8" x 11'7" / 5.40m x 3.55m

Total Floor Area

650.11 ft2 / 60.40 m2

Flat 3

Bedroom

13'7" x 8'1" / 4.15m x 2.47m

Living Room

15'3" x 7'9" / 4.66m x 2.38m

Kitchen

9'5" x 9'7" / 2.89m x 2.93m

Bathroom

5'10" x 6'2" / 1.80m x 1.88m

Total Floor Area

390.72 ft2 / 36.30 m2

Flat 4

Bedroom

14'0" x 8'0" / 4.27m x 2.46m

Living Room

13'9" x 8'4" / 4.21m x 2.56m

Kitchen

10'0" x 9'8" / 3.05 x 2.97m

Bathroom

5'11" x 5'11" / 1.81m x 1.82m

Total Floor Area

393.47m2 / 36.55m2

Flat 5

Kitchen / Living Room

15'0" x 30'8" / 4.58m x 9.37m

Bedroom

11'10 x 17'5" / 3.62m x 5.31m

Bathroom

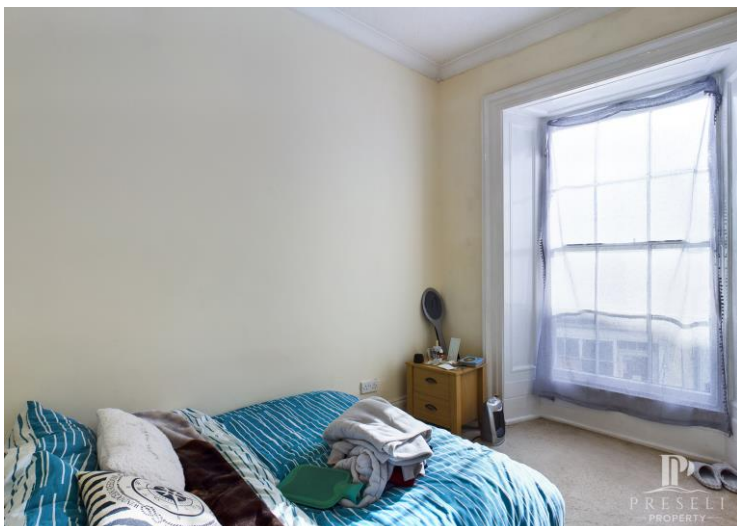
7'82 x 6'3" / 2.35m x 1.92m

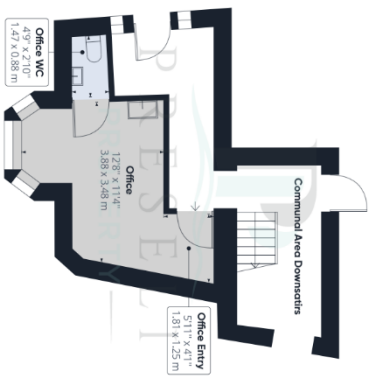
Total Floor Area

640.18 ft2 / 59.47m2

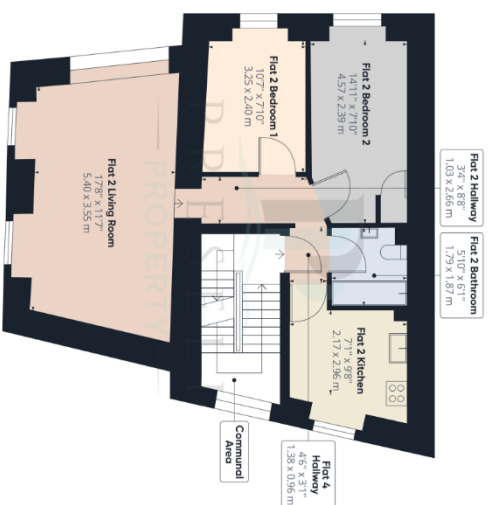
TENURE: We are advised the property is Freehold

EPC: We are advised the property is EPC exempt

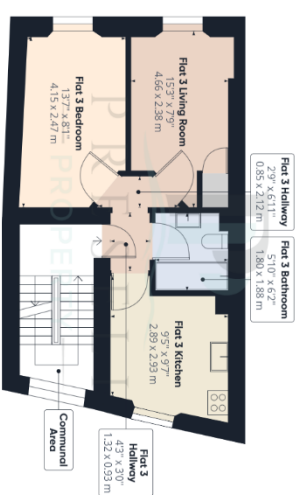




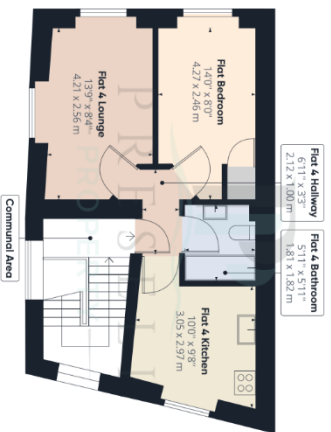
Floor 0 Building 0



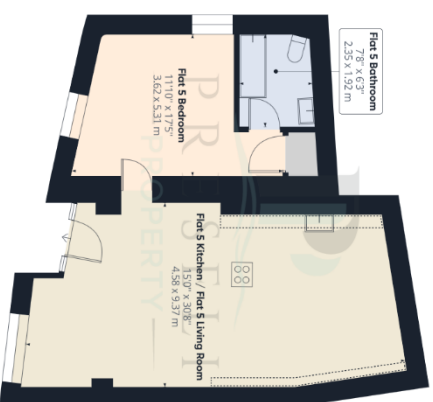
Floor 1 Building 1



Floor 2 Building 2



Floor 3 Building 3



Floor 0 Building 4

Approximate total area (1)

2235.34 ft²

207.67 m²

Reduced headroom

29.32 ft²

2.72 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.