

lot 67

8-12 Bridge Street  
Haverfordwest, Pembrokeshire SA61 2AD

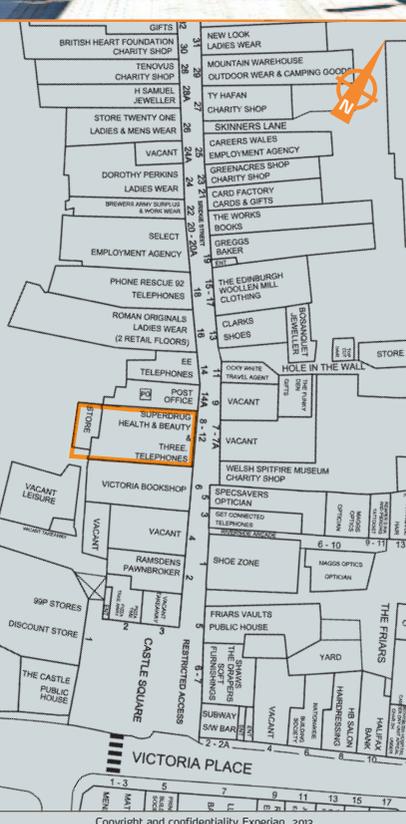
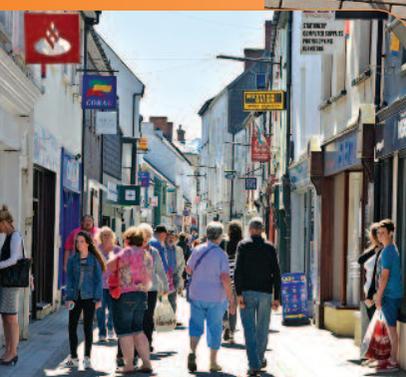
Rent  
£71,500 per  
annum  
exclusive

Freehold Retail Investment

- Let to Superdrug Stores Plc
- Pedestrianised town centre location

- Nearby occupiers include Specsavers, EE, New Look, Edinburgh Woollen Mill and ggp Stores
- Asset management opportunities

On behalf of Receivers **CBRE**



**Location**

Miles: 8 miles north-east of Milford Haven  
29 miles west of Carmarthen  
Roads: A40, A4076, M4  
Rail: Haverfordwest Railway Station  
Air: Cardiff Airport

**Situation**

Haverfordwest is the county town and administrative centre for Pembrokeshire. The property is prominently situated on the west side of pedestrianised Bridge Street and close to Castle Square in the heart of the town centre. Nearby occupiers include Specsavers, EE, New Look, Edinburgh Woollen Mill and ggp Stores.

**Description**

The property comprises a ground floor retail unit with ancillary accommodation on the first floor.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Six Week Completion**

**Note**

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	278.10 sq m (2,994 sq ft)	<b>SUPERDRUG STORES PLC (1)</b>	25 years from 29/05/1992 on a full repairing and insuring lease	£71,500	28/05/2017
First	Ancillary	228.60 sq m (2,460 sq ft)				
<b>Total</b>		<b>506.70 sq m (5,454 sq ft)</b>			<b>£71,500</b>	

(1) For the year ending 27th December 2014, Superdrug Stores Plc reported a turnover of £1,058,047,000, pre-tax profits of £38,044,000 and a total net worth of £138,513,000 (Source: Experian Group 02/06/2016).

**For further details please contact:**

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**Buyer's Legal Report Service**

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Tel: +44 (0)207 320 3968.  
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See: **www.acuitus.co.uk** for further details

**Seller's Solicitors:**

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