

Vacant Freehold

- Property in good order and prime location
- GIA c.316 sq m (3,403 sq ft)
- Suitable for a range of uses (STP)
- Arranged over three floors
- Previously let to Lloyds Bank at £12,000 p.a.
- Energy Rating D. Residential conversion potential (STP)

35 Dimond Street, Pembroke Dock, SA72 6BX

Freehold: £200,000

Ref: 4223381

DESCRIPTION

The property occupies the ground, first and second floors of a prominent commercial building on busy Dimond Street in the centre of Pembroke Dock. Previously occupied by Lloyds Bank, the property is now offered with vacant possession, providing an excellent opportunity for owner-occupiers, investors or developers.

The accommodation extends to approximately 3,403 sq ft (316 sq m) and is arranged over three floors. The ground floor comprises a former banking hall, offices and strong room, with additional office, storage and staff facilities located on the upper floors.

The property is presented in good condition and offers potential for a range of commercial or alternative uses, subject to any necessary consents. There may also be scope to convert the upper floors to residential accommodation, subject to planning permission.

Click here to view a virtual tour of the property.

THE OPPORTUNITY

A rare chance to acquire a substantial freehold property in a prominent town centre position. With vacant possession available, purchasers have the flexibility to occupy, refurbish, repurpose or redevelop the building to suit their requirements.

Subject to planning, the property offers scope for residential conversion, mixed-use redevelopment or alternative commercial uses.

LOCATION

The property is situated in the centre of Pembroke Dock, a town and a community in Pembrokeshire, south west Wales.

The building benefits from an excellent location on a busy street with a number of other businesses close by, including pubs, cafés, takeaway restaurants and overnight accommodation, all of which drive footfall to the street.

The property also benefits from good access to Pembroke Dock's main railway station, which has excellent connections to Carmarthen and beyond.

GROUND FLOOR

The ground floor provides a spacious former banking hall together with a number of private offices, meeting rooms and a strong room.

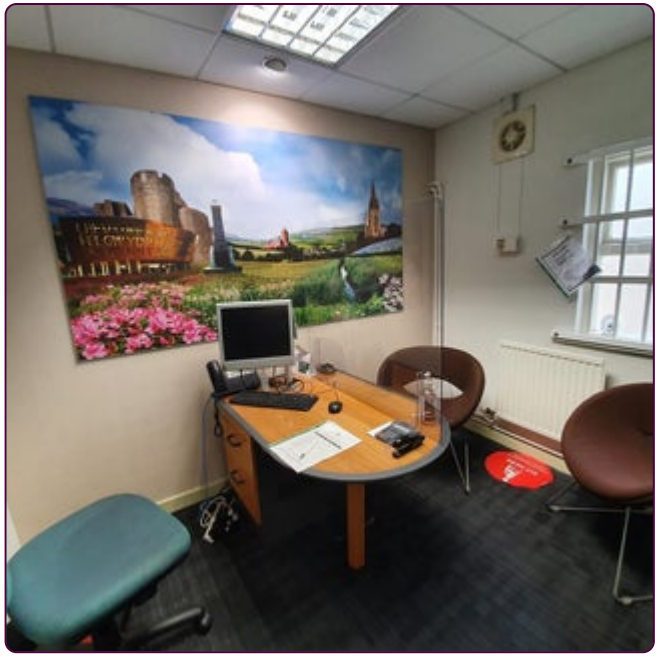
OTHER FLOORS

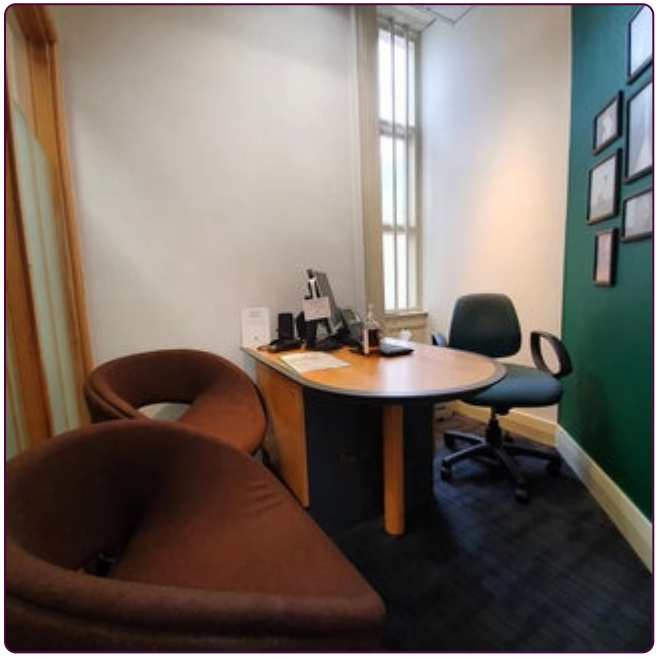
The first and second floors comprise further offices, storage areas and staff facilities, including a staff kitchen and toilets.


Gross internal area: 79.82 m² (859.2 ft²)
Store
Store
Staff Room
Office
2nd Floor
Gross internal area: 144.71 m² (1557.6 ft²)
Strong Room
Office
Office
Office
Office
Customer Area
Cashiers
Office
Entry
ATM
Ground Floor
Gross internal area: 91.64 m² (986.4 ft²)
Store
Office
Store
1st Floor
National Commercial Property Compliance & Marketing
Energy Performance Certificates (EPC's)
Professional Property Photography
Land Registry Compliant Lease Plans
Measured Surveys (CAD Drawings)
Property Floor Plans
Elevated Property Photography
Asbestos Management Reports
Fire Risk Assessment Reports
DO NOT SCALE THIS DRAWING
BakerLile
Project:
Floor Plans
Lloyds Bank
35 Dimond St
Pembroke Dock
SA72 6BX
Drawing No:
Drawing Title: Floor Plan
Drawing Date:
Drawing Size: A1


LLOYDS BANK









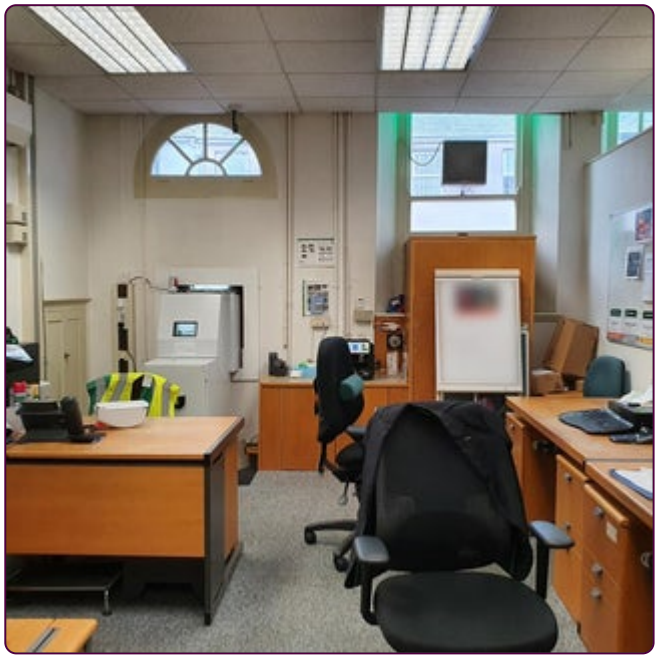














DEBT & INSURANCE ADVISORY

FINANCE

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CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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