WEST WALES PROPERTIES .CO.UK

Celebrating 30 Years of Business

WEST WALES FINEST PROPERTIES

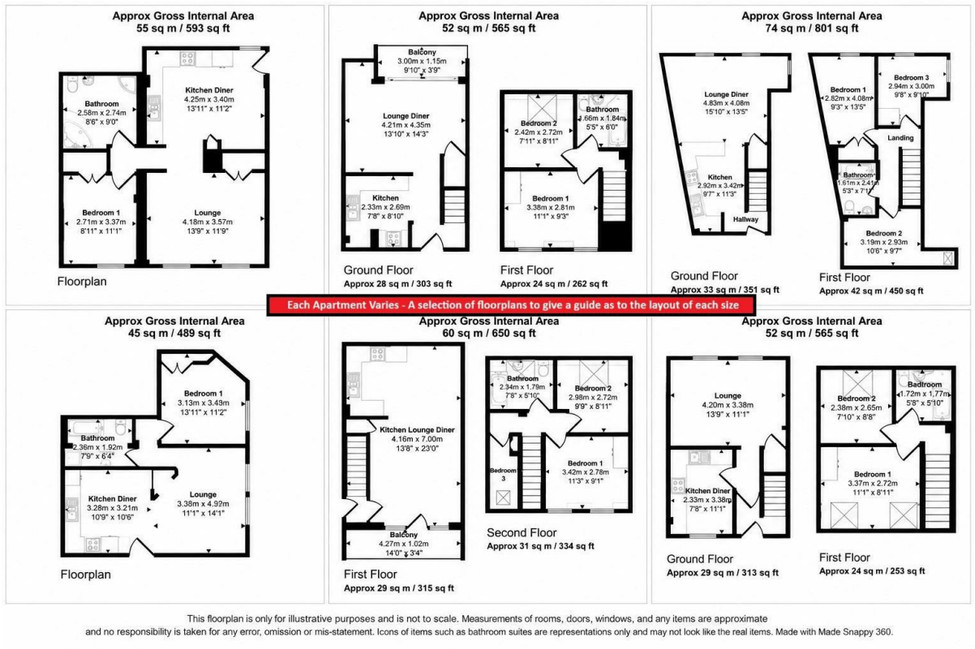
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WEST WALES FINEST PROPERTIES

THE AGENT WITH THE LONDON CONNECTION

PLEASE NOTE THAT THE SHOP UNITS OUTLINED IN RED WERE SOLD PREVIOUSLY WITH A LONG LEASE, AND ARE NOT INCLUDED IN THE SALE OF THE APARTMENTS.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



St Davids Apartments High Street, St Davids, Haverfordwest, Pembrokeshire, SA62 6SB

- **Limited Company purchase With Apartment Complex**
- **17 Apartments In Total (1-3 Bedrooms) Plus Office**
- **Located In The Centre Of St David's**
- **Fantastic Investment and Income Opportunity**
- **No Onward Chain**
- **Never Been On Market - Realistically Priced**
- **Potential Yield Of 14%**
- **Reception Area, Laundry Room And Store Room**
- **Parking For Each Apartment**
- **EPC TBC**

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Offers In Excess Of £3,000,000

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Telephone: 01437 762626

MAYFAIR OFFICE GROUP

Summary

Never Been On The Market - 17 Apartments With Parking, Huge Income Potential, Realistically Priced - An Exciting Investment Opportunity In The Heart Of St Davids

A rare opportunity to acquire St Davids Apartments Ltd (Company Number: 01232328), together with an impressive residential building occupying a prominent position on the High Street in the heart of Britain's smallest city. Ideally situated within walking distance of the iconic St David's Cathedral and an excellent selection of local amenities, this substantial property presents an exciting and versatile investment opportunity. The company has been established since 1975 therefore operating for over 50 years.

The building comprises 17 individual apartments, 10 with 2 bedrooms, 2 with 3 bedrooms and 5 with 1 bedroom, thoughtfully arranged around an attractive central courtyard with communal seating areas. Offering a variety of layouts, including open-plan living arrangements and apartments extending across two floors. Selected apartments enjoy private balconies overlooking the courtyard or towards the city centre. The majority of units are served by gas central heating, with the exception of two that are electric.

Further features include a secure communal entrance with intercom access systems, a private car park and additional parking facilities situated on the opposite side of the road. There is also a reception area, a laundry room and a handy storage room.

The property's configuration and sought-after location present considerable investment and commercial potential, with a variety of possible uses, including individual residential lettings, private tenancies or the operation of a holiday accommodation complex, subject to any necessary consents and regulations.

A substantial residential accommodation and a wealth of potential opportunities, this is a unique proposition for investors seeking a significant property asset in one of Pembrokeshire's most desirable and historic destination

Location

Located in St Davids city centre, its shops, cafes, restaurants and historic Cathedral within easy reach, together with the spectacular beaches and coastal walks of the Pembrokeshire Coast National Park, this is a property offering both potential and an appealing lifestyle in one of Pembrokeshire most desirable locations!







DIRECTIONS

From West Wales Properties in Haverfordwest, proceed out of town following signs for St Davids (A487). Continue along the A487, passing through the villages of Pelcomb Cross, Simpson Cross, Roch, Penycwm and Solva. Remain on the A487 towards St Davids, as you enter the city continuing along high street and right into Nun Street. Follow the road around the one way system onto New Street and the turn left onto Maes Dyfed. The property and parking area will be found on the right hand side. What3words:///broadcast.drums.pelt

GENERAL INFORMATION

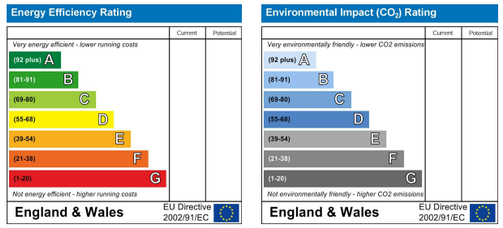
VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Drainage, Mains Electric, Mains Water, Mains Gas
HEATING: Gas Central Heating, electric in 2 apartments, each unit is on a meter.
TAX: Band

PLEASE NOTE THAT THE SHOP UNITS ON THE GROUND FLOOR HAVE BEEN SOLD PREVIOUSLY WITH A LONG LEASE AND ARE NOT UNCLUDED IN THE SALE OF THE APARTMENTS.

We would respectfully ask you to call our office before you view this property internally or externally

NME/ESL/10/26/DRAFT

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Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/



AERIAL VIEW













