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OWEN & OWEN

CHARTERED SURVEYORS

TO LET

Cresselly Old School, Cresselly, Kilgetty, Pembrokeshire, SA68 0SP



**Former school, located in the village of Cresselly.
A substantial building together with outside
space, on site parking and the option to take further land.
Most recently used as a private school.
Available to let for a variety of commercial uses, subject to planning.**

NOTE: The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as statements of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

Description: To let on instruction of the Cresselly Estate, a considerable sized property comprising of a main building and classroom space, originally built and used as a local authority run school.

The property is available to let as a whole, or potentially in smaller, self-contained spaces.

The main building is of mainly traditional stone and rendered construction and has a series of small rooms and then a sectioned large main hall split into 3 areas.

Whilst the building has modern central heating, it is a Victorian property and is in need of improvement and repair.

There is a large tarmac area between the main buildings, a proportion of which is let with the property and can be used for car parking. In addition there is an area of grounds that is available to be let that was formerly used as a playing field.

The prefabricated buildings that are located on the other side of the former playground have been let – details are available from the Managing Agents.

Location Located in the village of Cresselly on the A4075. Easily accessible from both the A40 and A477. Cresselly is a rural village but is a short drive to Pembroke (6.5 miles) Narberth (7.5miles), Tenby (8.5 miles), Haverfordwest (14 miles).

The enclosed location plan show the approximate location.

Directions: Coming from Carew, the entrance to the Old school is on your right hand side, just as you enter the village. Our “To Let” is displayed on the roadside.

Demise: As shown outlined in red on the enclosed plan.

A further area of grassland that is shown outlined in red and hatched in green is also available to let with the premises and was used previously as additional playground space and learning space.

Rent: By negotiation and depending on space taken.

Proposed Lease Terms:

Subject to type of proposed use and financial covenant.

Outgoings: Dependent on whether building is let as a whole or in parts. For a letting as a whole the property will be let on a Full Repairing and Insuring basis. The lessee will be required to keep the property in no worse condition than at the commencement of the lease. The lessee will have a right of way over the area coloured in brown for which the lessee will be required to contribute towards the cost of maintaining.

For partial lets, the property will be let on an Internal Repairing basis with the Landlord recharging the cost of repairs, maintenance and insurance as a service charge. Further details available from the Agents.

Utilities: Mains water, drainage, electricity, telephone services and broadband

Non-Domestic

Rates: The Tenant is responsible for the payment of the non-domestic rates. The most recent valuation of 1st April 2017 gave a rateable value of £11,000. Prospective tenants should make their own enquiries regarding liabilities for business rates and any reliefs that might be available.

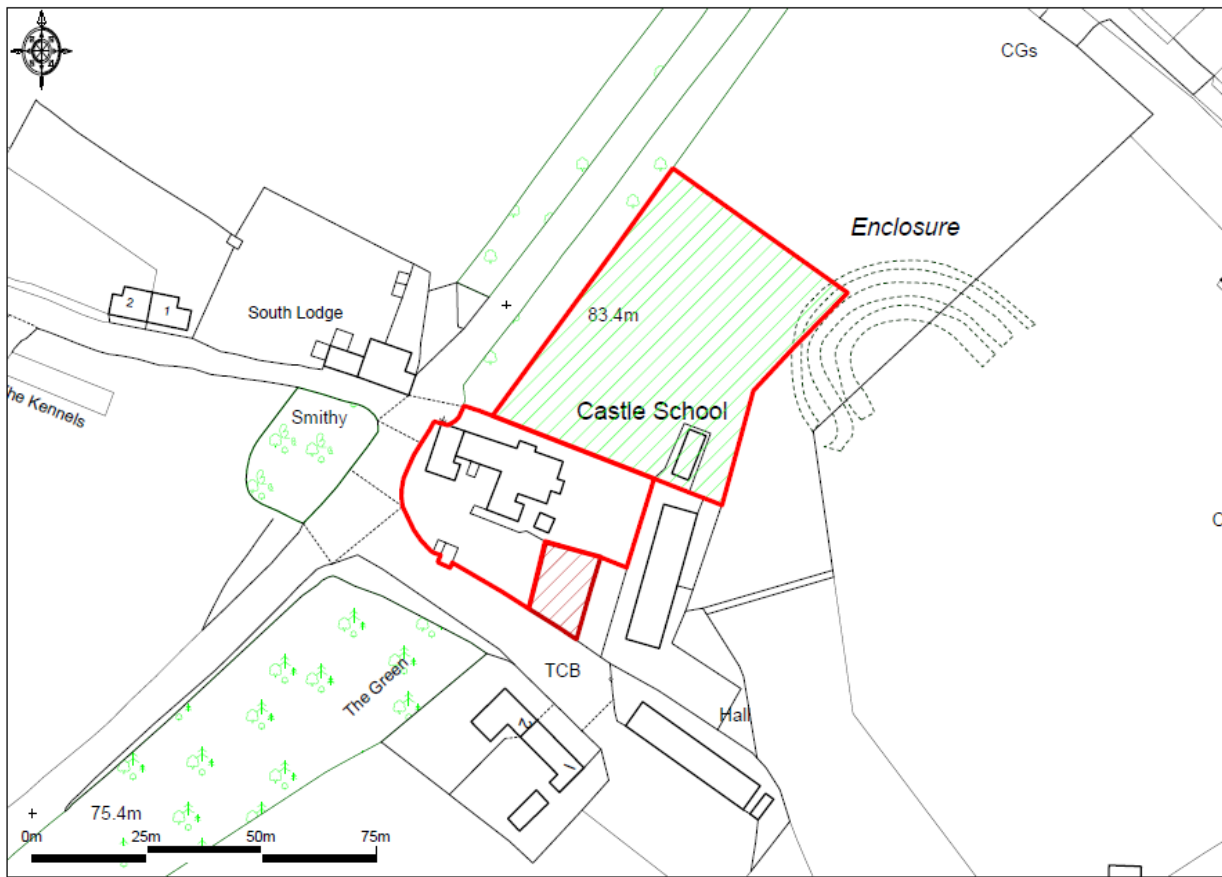
Local Planning

Authority: Pembrokeshire County Council
County Hall
Haverfordwest
Pembrokeshire
SA61 1TP Tel: 01437 764551

Viewing: Strictly by appointment with the managing agents, Owen & Owen
Contact: Lloyd James MRICS FAAV – 01646 621500

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c/o Owen & Owen
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Location Plan



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