

142 Main Street • Pembroke  
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# OWEN & OWEN

## CHARTERED SURVEYORS

9-11 Meyrick Street  
Pembroke Dock  
SA72 6AL



An exceptional opportunity to purchase a group of commercial and residential properties situated in prime location in the centre of Pembroke Dock.

**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.

**LOCATION:** 9-11 Meyrick Street are situated in the port town of Pembroke Dock, the third largest town in Pembrokeshire.

Pembroke Dock has all the usual amenities for a town of this size including independent shops, restaurants, banks, cafes and benefits greatly from an influx of tourists as a result of its ferry port serving Ireland.

The properties are all accessed from Meyrick Street which benefits from an abundance of on street parking. There is gated parking for one car to the side of the premises.

**DESCRIPTION:** The properties are offered as a whole.

**SHOP:** Until their recent closure, the ground floor of 9-11 Meyrick Street has been occupied by Parry's shoe shop, which was the largest supplier of children's shoes and held the largest designer shoe collection in Pembrokeshire.  
EPC rating D

**FLATS 1&2:** On the first floor are two independently accessed flats which both benefit from two bedrooms, a lounge, kitchen and bathroom.

Both flats have previously been occupied for £425 per calendar month.

Both flats have an EPC rating of C

**ACCOMMODATION:** See floor plans for layout

**Shop:**

Shop floor 32'4' x 17'4' with large window display

Store room 21'5' x 9'10'

Kitchen 7'9' x 4'9'

Basement (4 sections) 20'7' x 9'10', 24' x 9', 18'7' x 12'1' and 32'7' x 14'7' including Office.

**Flat 1:**

Access to the property is via a side door through the gated area.

Turning staircase to hall

Living room 16'7' x 14'1'

Kitchen 12'10' x 9'7' range of units, built-in electric oven, stainless steel sink and plumbing for washing machine.

Bedroom 1 13'9' x 8'2' front window

Bedroom 2 9'7' x 7'8' rear window

Bathroom 8'10' x 4'9' including three-piece suite with shower over bath and a heated towel rail

**Flat 2:**

Access is via Meyrick Street through to a large hallway with turning staircase

Living room 18' x 12'7'

Kitchen 10'6' x 7'2' range of units with built-in electric oven, stainless steel sink

Bedroom 1 13'2' x 9'8' rear window

Bedroom 2 10'9' x 8'11' front window

Bathroom 6'6' x 5'9' including three-piece suite with shower over bath and a heated towel rail

**EXTERIOR:** There is private parking for one vehicle to the side of the property.

**SERVICES:** All main services are connected to the property.

Please note that no appliances have been tested

**LOCAL**

**AUTHORITIES:** Pembrokeshire County Council  
County Hall  
Haverfordwest  
Pembrokeshire  
SA61 1TP  
Tel.No. 01437 764551

**TENURE:** Freehold with vacant possession

**FIXTURES AND  
FITTINGS:** By negotiation

**PURCHASE  
PRICE:** **£189,000**

**VIEWINGS:** Strictly by the selling agents Messrs Owen & Owen, 142 Main Street, Pembroke,  
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Ground Floor



First Floor

