



TO LET

2,120 SQ FT
(196.95 SQ M)

£18,000 PER ANNUM

Prominent, fully refurbished
ground floor commercial
unit overlooking Market
Square, Fishguard.
Completion November 2026.

- Landmark former Barclays Bank building undergoing comprehensive refurbishment
- High Quality New Heritage Style Timber Shopfront
- Suitable for a variety of commercial occupiers including retail, and professional services (STP)
- Available on a new lease upon completion of the refurbishment
- To be completed ready for tenant fit out with services installed to facilitate a range of commercial uses

Summary

Available Size	2,120 sq ft
Rent	£18,000 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

An exceptional opportunity to occupy a landmark ground floor commercial unit within the comprehensive redevelopment of the former Barclays Bank in the heart of Fishguard. The accommodation has been thoughtfully designed to provide a highly versatile open-plan trading area with new shopfront.

The refurbishment carefully balances the building's historic character with modern commercial specification. Original structural columns have been retained, whilst a new heritage-style timber shopfront and upgraded building services create an attractive environment suitable for a wide range of occupiers.

CGIs for illustration purposes only.

Location

Fishguard is the principal commercial and administrative centre for North Pembrokeshire and serves a wide rural catchment together with a significant seasonal visitor economy. Situated within the Pembrokeshire Coast National Park, the town benefits from year-round tourism, a well-established local population and excellent transport connections.

The property occupies a prime position on Market Square, the town's traditional retail and business core, surrounded by a mix of independent retailers, cafés, professional services and national operators including a newly developed Co-op Food store. Fishguard Harbour, providing the Stena Line ferry service to Rosslare, is located approximately one mile away, whilst the wider Pembrokeshire coastline attracts millions of visitors annually, supporting a vibrant hospitality and retail sector.

Accommodation

Name	sq ft	sq m	Availability
Ground - Ground Floor	2,120	196.95	Available
Total	2,120	196.95	

Specification

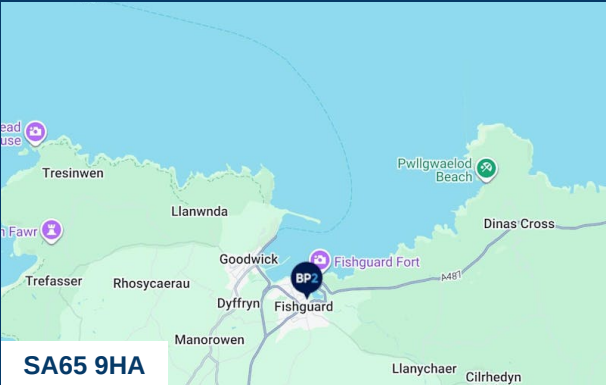
- Open plan layout
- New heritage style timber shopfront
- Solid concrete floors
- New phase 3 electric
- Staff kitchen and W.C facilities
- Disabled access and W.C facilities
- Rear servicing access

Terms

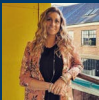
Quoting rent - £18,000 per annum.

Unit to be provided to a 'shell' specification.

Incentive packages can be made available to occupiers, upon formal expression of interest.



Viewing & Further Information



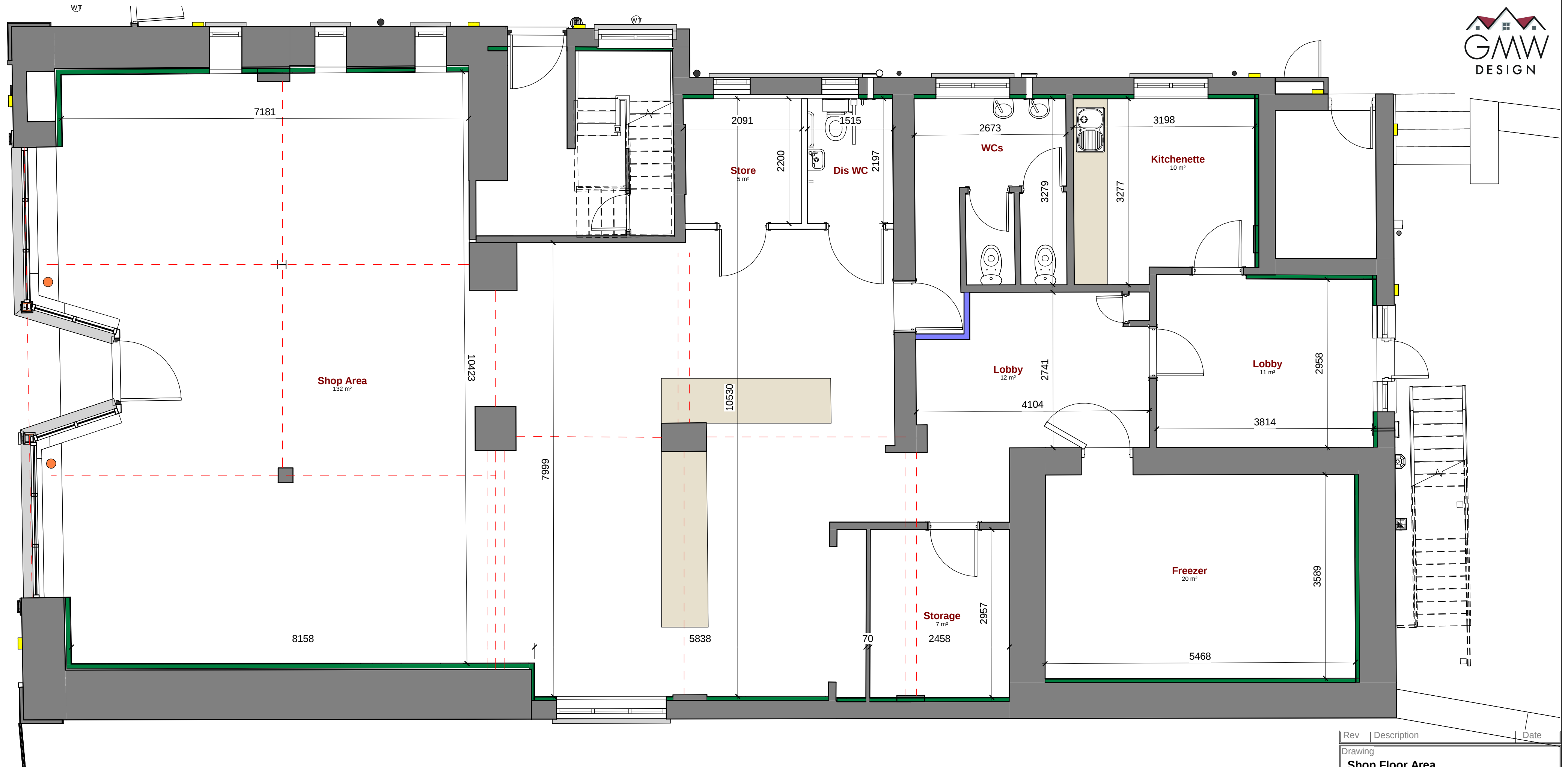
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Shop Floor Areas

1 : 50

Rev	Description	Date
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Drawing

Shop Floor Area

Client

BG Betterspoons Ltd

Project

**Additional Small business & Start up
units at Glasfryn road Business Park,
St Davids, Pembrokeshire,
SA62 6FH**



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Code Assessor for Sustainable Homes (GMWD-GW23)



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Drawing Number

1443/034

Rev Scale

1 : 50

Date Issue Date