St Davids Apartments

High Street, St Davids, Pembrokeshire, SA62

Investment For Sale



17-Apartment Residential Investment

Company purchase of an apartment complex arranged around a central courtyard
Prominent High Street position in the heart of St Davids, Britain's smallest city

£3,000,000	17 (1-3 bed)	Freehold	Each apartment
Offers in excess of	Apartments	Tenure	Parking

Never previously on the market · No onward chain · EPC TBC

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Investment For Sale

Summary

- Limited company purchase together with the apartment complex.
- **17 apartments** in total (1-3 bedrooms) plus office.
- Located in the centre of St Davids, close to the Cathedral.
- Arranged around an attractive central courtyard with communal seating.
- Reception area, laundry room and store room.
- Parking for each apartment.
- Never been on the market and realistically priced.
- Fantastic investment and income opportunity. No onward chain.

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. The company was established in 1975 and has been operating for over 50 years. The property is within walking distance of the iconic St David's Cathedral and an excellent selection of local amenities.

Please note: the ground floor shop units were previously sold on a long lease and are **not included** in the sale of the apartments.



Central courtyard.



Rear elevation and private car park.

Description

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. Layouts vary, 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 situated on the opposite side of the road. There is also a reception area, a laundry room and a storage room.

The configuration and 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.

Apartment type	Number
1 bedroom	5
2 bedroom	10
3 bedroom	2
Total	**17**



Courtyard and balconies.



Typical lounge.

Location

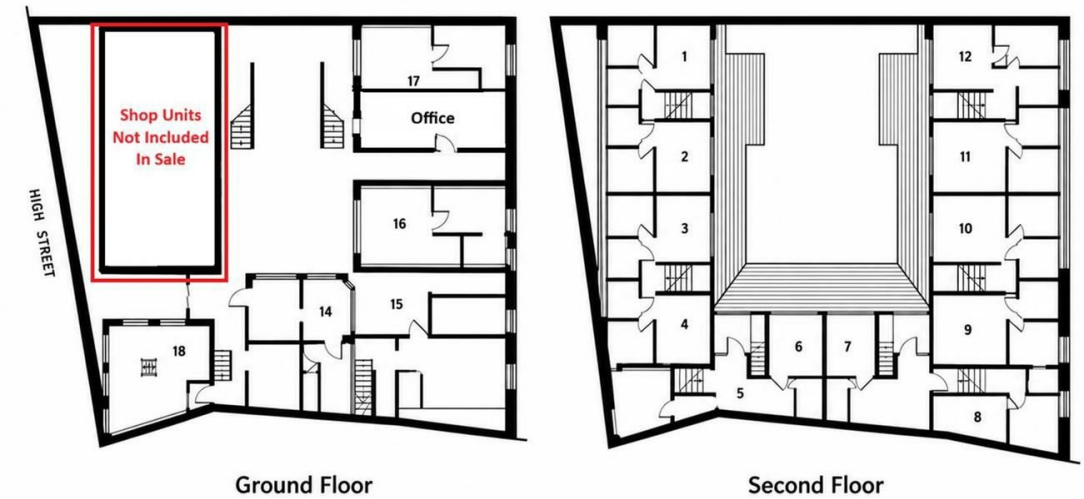
Located in St Davids city centre, with its shops, cafes, restaurants and historic Cathedral within easy reach, together with the spectacular beaches and coastal walks of the Pembrokeshire Coast National Park. This is a property offering both potential and an appealing lifestyle in one of Pembrokeshire's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

Directions

From Haverfordwest, follow signs for St Davids (A487), passing through Pelcomb Cross, Simpson Cross, Roch, Penycwm and Solva. On entering the city continue along the High Street and turn right into Nun Street. Follow the one-way system onto New Street and then turn left onto Maes Dyfed. The property and parking area are on the right-hand side. What3words: ///broadcast.drums.pelt



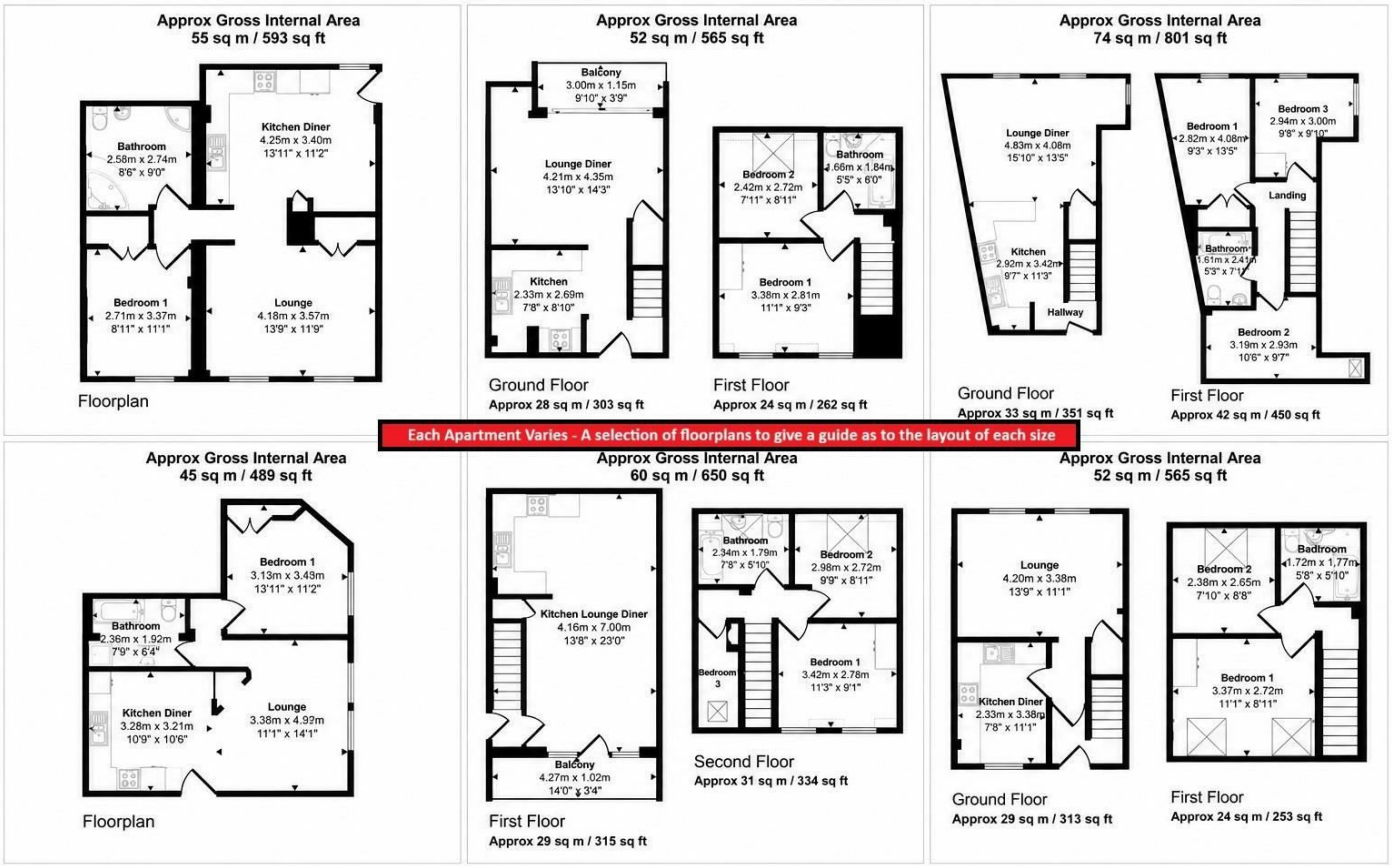
Location. Not to scale.



Ground and first floor layout. Shop units outlined in red are not included in the sale.

Floor Plans

Each apartment varies. A selection of floor plans is shown as a guide to the layout of each size. For illustrative purposes only and not to scale.



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.

Selected apartment floor plans.

Gallery



Lounge.



Lounge.



Living room.



Open-plan living and dining.



Kitchen diner.



Kitchen.

Gallery



Kitchen diner.



Kitchen.



Bedroom.



Bedroom.



Bathroom.



Bathroom.

Tenure

Freehold. The sale is a limited company purchase of St Davids Apartments Ltd together with the apartment complex. Please note: the ground floor shop units were previously sold on a long lease and are **not included** in the sale of the apartments.

Services

Mains drainage, electricity, water and gas. Gas central heating, with electric heating in two apartments; each unit is on its own meter. Services and appliances have not been tested.

EPC

To be confirmed.

Proposal

Offers are invited in excess of **£3,000,000**, subject to contract.

Viewing

Strictly by appointment only.

Important Notice

Particulars are for general guidance only and do not form part of a contract. Descriptions, dimensions, and other details are given in good faith but without responsibility; intending purchasers must satisfy themselves by inspection or otherwise. No person has authority to make or give any representation or warranty in relation to the property.



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