

# LLANDUDNO

## 83 MOSTYN STREET

### PRIME RETAIL UNIT AVAILABLE BY WAY OF A NEW LEASE



#### Location

Llandudno is the principal retailing town on the North Wales coast with excellent road access from the A55 and A470. The town offers a quality shopping environment and draws from an extensive catchment area.

The subject unit occupies a prime trading position on Mostyn Street, adjacent to **Caffe Nero** and **Principality Building Society** with other retailers nearby include **Wildwood Restaurant, Goldsmiths, WH Smith** and **Sainsburys**.

#### Accommodation

The property is arranged on ground, first, second and third floors with the following approximate areas:

Ground Floor	941 sq ft	87.42 sq m
First Floor	646 sq ft	60 sq m
Second Floor	661 sq ft	61.4 sq m
Third Floor	607 sq ft	56.4 sq m

Areas supplied by client – to be verified by interested parties.

#### Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£40,000 per annum exclusive**.

#### EPC

The property has an energy performance rating of D92. A copy is available on request.

#### Business Rates

Rateable Value of £51,500. Interested parties are advised to make their own enquires on 01492 576609.

#### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

#### Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

#### VAT

VAT will be applicable to this transaction.

#### Viewing

Strictly by appointment through Llyr Emanuel, Emanuel Oliver, [llyr@emanueloliver.com](mailto:llyr@emanueloliver.com) 0151 236 6725.



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