

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.

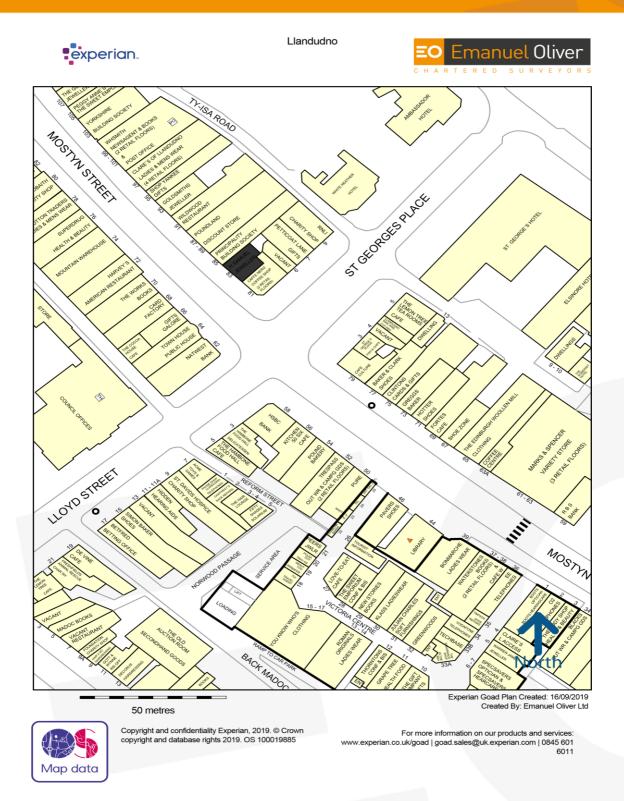
Viewing

Strictly by appointment through Llyr Emanuel, Emanuel Oliver, <u>llyr@emanueloliver.com</u> 0151 236 6725.

RETAIL & LEISURE PROPERTY SPECIALISTS

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Emanuel Oliver



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