

LLANDUDNO

95 MOSTYN STREET

PRIME RETAIL UNIT AVAILABLE BY WAY OF A NEW LEASE



EPC

The property has an energy performance rating of D 85. A copy is available on request.

Business Rates

Verbal enquiries to Conwy County Borough Council confirm the property is assessed as follows:

Rateable Value £27,000

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, lyr@emanueloliver.com 0151 236 6725.

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 prominent trading position on Mostyn Street, adjacent to **Goldsmiths** and other retailers nearby include **Cafe Nero**, **WH Smith** and **Sainsburys**.

Accommodation

The property is arranged on basement and ground floor with the following approximate areas:

Internal Width	15'8"	4.77 m
Ground Floor Sales	496 sq ft	46.08 sq m
Ground Floor Stores	182 sq ft	16.9 sq m
Basement	580 sq ft	53.88 sq m

Servicing is via Ty Isa Road at the rear of the property and includes a yard for additional storage and parking spaces.

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£25,000 per annum exclusive**.

