

LLANDUDNO

UNIT 12 THE VICTORIA CENTRE

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 prominent trading position in the Victoria Shopping Centre in the heart of Llandudno.

Accommodation

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

Ground Floor	843 sq ft	78.31 sq m
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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 **£22,500 per annum exclusive**.

EPC

The property has an energy performance rating of C58. A copy is available on request.

Business Rates

Rateable Value of £15,750. Interested parties are advised to make their own enquires on 01492 576609.



Service Charge

A service charge is payable on this property. Please contact the agents for further information.

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.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

VAT

VAT will be applicable to this transaction.

Viewing

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

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