

LLANDUDNO

TUDNO POINT

THREE NEW UNITS AVAILABLE BY WAY OF A NEW LEASE

Location

Tudno Point is a retail and leisure scheme adjacent to the newly opened 85 bedroom Premier Inn.

The scheme links the busy Mostyn Street to the very popular Parc Llandudno where tenants include a 60,000 sq ft **M&S, New Look, Boots, Primark, Next, River Island, JD Sports and Costa** together with over 560 car parking spaces.

Accommodation

There are 3 new retail/leisure units with the following approximate areas -

Unit 1	1,517 sq ft	140.93 sq m
Unit 2	2,830 sq ft	263 sq m
Unit 3	1,500 sq ft	139.35 sq m

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

Units 1 & 2 can provide full mezzanine cover if required and can also be provided as one unit.

Outside seating available.

Lease/Rent

The units are available by way of new effective full repairing and insuring leases.

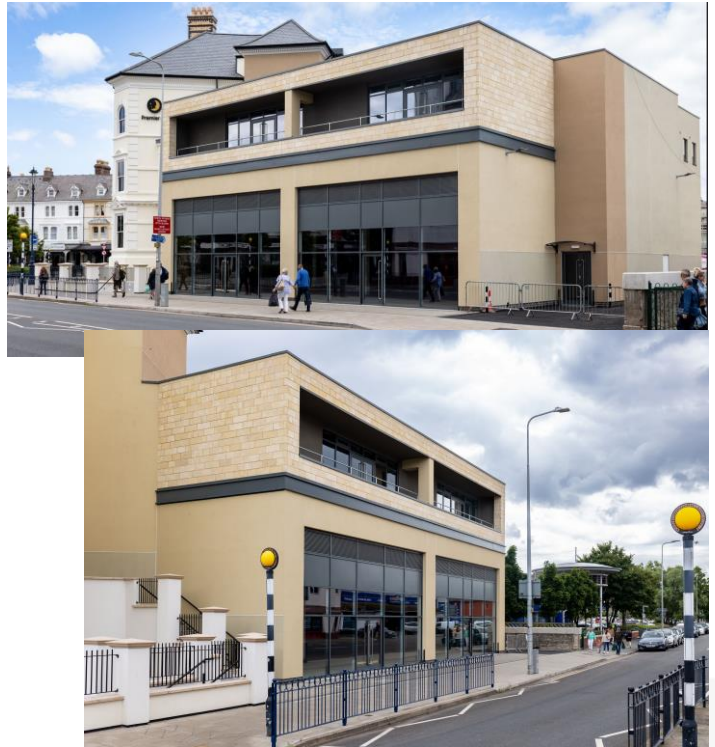
Rent – On application

EPC

Copies are available on request.

VAT

VAT will be applicable to this transaction.



Business Rates

To be assessed. 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.

Agents Note

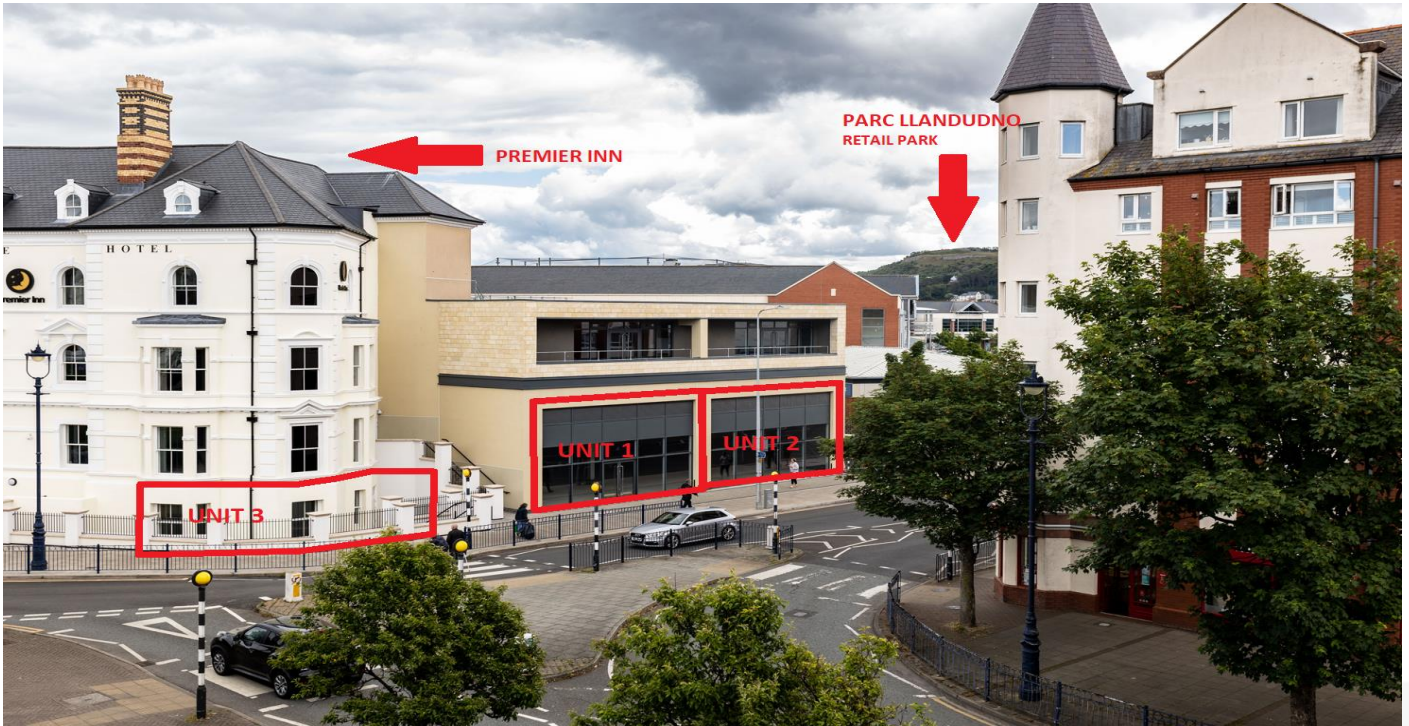
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed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

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.

Viewing

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



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.