

# LLANDUDNO

## 95 MOSTYN STREET

### PRIME RETAIL UNIT TO LET / FOR SALE

#### Location

Llandudno is the principal retailing town on the North Wales coast with excellent road access from the A55 and A470.

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/Sale

The property is available by way of a new lease at a rent of **£23,500 per annum** or for sale at **£230,000**.

#### EPC

The property has an energy performance rating of D 85.



#### Business Rates

Rateable Value **£19,250**  
 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.

#### Vat

VAT will be applicable to this transaction.

#### Viewing

Strictly by appointment through Llyr Emanuel, Emanuel Oliver, [llyr@emanueloliver.com](mailto:llyr@emanueloliver.com) 07795 348079.



(98) (ACTUAL)

50 metres



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