

# LLANDUDNO

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## MOSTYN STREET

LL20 2PS

LARGE RETAIL UNIT AVAILABLE BY  
WAY OF A NEW LEASE



### Location

Llandudno is the largest sea front town and resort in North Wales and a premier shopping destination attracting tens of thousands of visitors every year. The town can be easily accessed via the A55 expressway (the main arterial route through North Wales), connecting the town to all major locations.

The subject unit occupies a prominent position on the corner of Mostyn Street and Vaughan Street. The unit is opposite the **Premier Inn** and occupiers nearby include **Betfred**, **Nationwide** and **Starbucks**.

### Accommodation

The property is arranged on ground floor only and has the following areas:

Ground Floor	3,800 sq ft	353 sq m
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### Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£75,000 per annum**.

### EPC

In the process of being prepared.

### Business Rates

Rateable Value **£33,500**

Interested parties are advised to make their own enquires on 01492 576609.

### 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.

### 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.

### Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver on 07795 348079

[llyr@emanueloliver.com](mailto:llyr@emanueloliver.com)

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