

LLANDUDNO

26
MOSTYN STREET
LL30 2RP

PRIME 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 hundred 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 prime position on Mostyn Street with nearby occupiers including **Vision Express, Santander, GoOutdoors** and **British Heart Foundation**. The unit is also in close proximity to **The Victoria Shopping Centre**.

Accommodation

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

Ground Floor	1,030 sq ft	96 sq m
Basement	544 sq ft	51 sq m

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£35,000 per annum**.

EPC

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Business Rates

Rateable Value (2026) £23,000

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

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