

LLANDUDNO

53 – 55 MOSTYN STREET

LARGE RETAIL UNIT AVAILABLE BY
WAY OF A NEW LEASE

GROUND AND FIRST FLOOR SALES



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 trading position on Mostyn Street, adjacent to **Holland & Barrett** and other retailers nearby include **Vision Express**, **Go Outdoors** and **Boots Opticians**.

Accommodation

The property has the following areas:

Ground Floor Sales	6,526 sq ft	606.3 sq m
First Floor Sales	7,127 sq ft	662.1 sq m
Second Floor	6,133 sq ft	569.8 sq m

Escalator and lift between floors.

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£115,000 per annum**.

EPC

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Business Rates

Rateable Value **£90,500**

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



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