

LLANDUDNO

UNIT 4

THE VICTORIA SHOPPING CENTRE

LL30 2NG

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 hundreds 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 in the Victoria Shopping Centre in the heart of Llandudno. The unit is adjacent to **Boots Opticians** and **Warren James** and other retailers nearby include **Specsavers**, **Vodafone** and **Boots Chemist**.

Accommodation

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

Ground Floor	1,000 sq ft	92.9sq 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 **£25,000 per annum**.

EPC

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Service Charge

A service charge is payable on this property. Please contact the agents for further information.

Business Rates

Rateable Value (2026) £23,250

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

