



TO LET

**PRIME RETAIL
UNIT**

Ground Floor 836 sq.ft. (77.67 sq.m.)

51 Mostyn Street, Llandudno LL30 2NN

- Llandudno is the principal town on the North Wales coast, 45 miles west of Chester
- Popular Summer holiday resort
- Within the prime retail area of the town
- Access to the main central car park
- Other retailers in close proximity include Marks & Spencer, The Edinburgh Woollen Mill, Trespass, Boots and Waterstones

**mason
owen...**

property consultants

0151 242 3000
www.masonowen.com

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Areas

Ground Floor Sales 836 sq.ft. (77.67 sq.m.)
First Floor 887 sq.ft. (82.40 sq.m.)

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£32,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value £39,250

EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

Legal Costs

Each party to be responsible for their own legal costs.

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.

Viewing

Strictly through the agent:

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