



TO LET

PRIME RETAIL SHOP

Ground Floor Sales 892 sq ft (83.87 sq m)
94 Mostyn Street, Llandudno, LL30 2SB

- Llandudno is a principal town on the North Wales Coast, 45 miles west of Chester
- Popular Summer holiday resort
- Substantial catchment
- Easy access to the main car park and abundance of free street car parking
- Other retailers in close proximity include Peacocks, Sainsbury, Mountain Warehouse and many other national operators

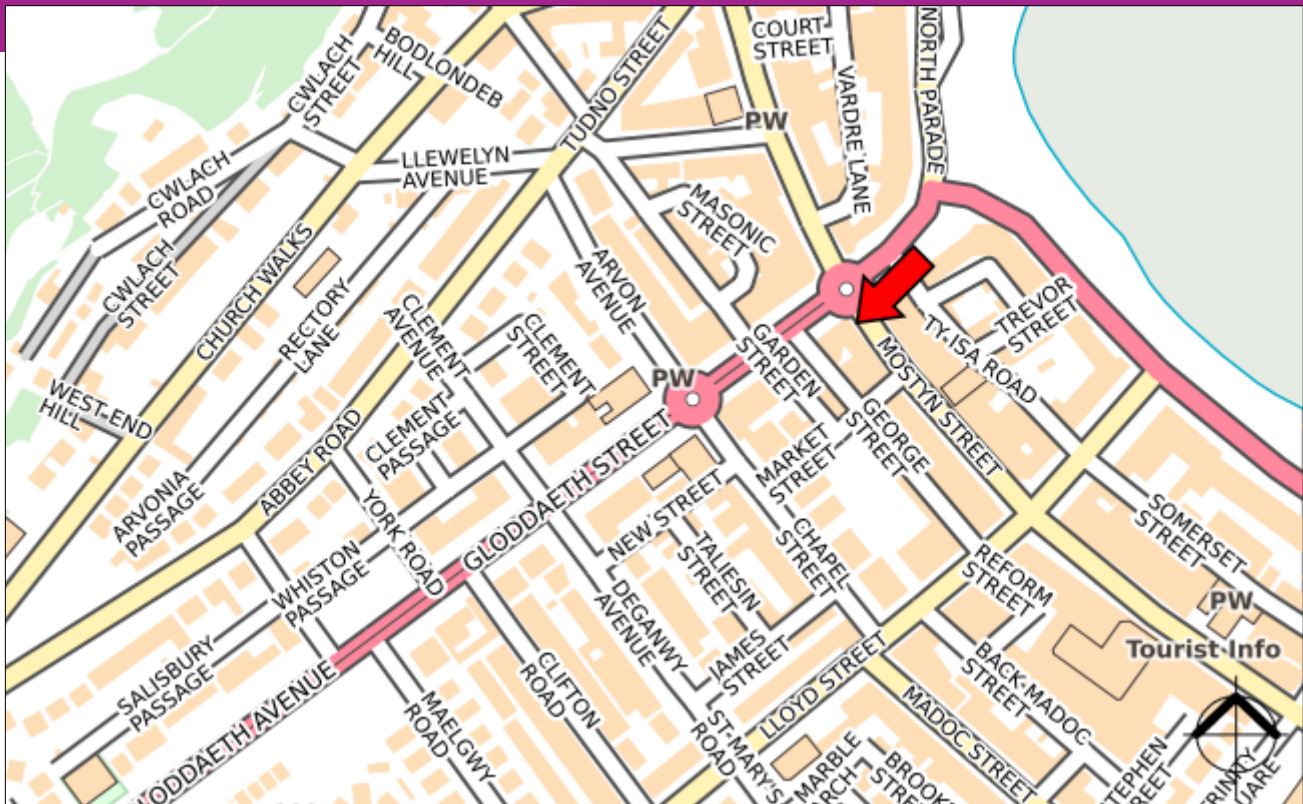


**mason
owen...**

property consultants

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94 Mostyn Street, Llandudno LL30 2SB



Area

Ground Floor Sales	892 sq.ft. (82.87 sq.m.)
Ground Floor Offices	78 sq.ft. (7.3 sq.m.)
Basement	644 sq.ft. (59.8 sq.m.)
First Floor	716 sq.ft. (66.52 sq.m.)
Second Floor	647 sq.ft. (60.1 sq.m.)
Third Floor	643 sq.ft. (59.73 sq.m.)

Tenure

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

Rent

£27,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value £44,000

EPC

E122

Legal costs

Each party to be responsible for their own legal costs.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf

We recommend you obtain professional advice if you are not represented



Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting 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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