FOR SALE/TO LET



17 Trinity Square, Llandudno LL30 2RN













- Llandudno is Wales's largest resort with its famous pier and two beaches, renowned for its sweeping bay and Victorian era architecture
- Situated in the heart of the established business/professional quarter
- Constructed in 1890, the premises have always operated as a solicitor's office and are part
 of a Conservation Area
- Car park for 4/5 vehicles
- Option to convert for residential use
- Offers scope for the development to individual office suites or co-working space

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Location

Llandudno is well connected being on the North Wales Coast Railway line which runs from Crewe through to Holyhead.

The town lies on the A55 North Wales Expressway which connects to the M53/M56 motorway network linking Cheshire, Merseyside and Greater Manchester to North Wales.

Description

Constructed in 1890, the premises have always operated as a solicitor's office and are part of a Conservation Area in the heart of the established business/professional quarter of Llandudno.

The premises offer scope for conversion to residential or for the development to individual office suites or coworking space.

There is car parking for approx. 4/5 vehicles.



Area

Floor	Sq Ft	Sq M
Ground	1,472	136.75
First	1,517	140.93
Second	867	80.55
Basement	121	11.21
TOTAL	3,977	269.48



Long Leasehold for a term of 999 years from 28^{th} June 1944 with a ground rent of £19 pa.

Alternatively, the property is available by way of a new full repairing and insuring lease for a term of years to be agreed.



Offers invited for the Long Leasehold Interest.

Rent

£29,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

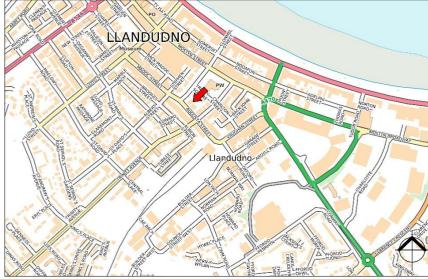




17 Trinity Square, Llandudno Mason Owen **LL30 2RN**







Rates

Rateable Value April 2023 Valuation: £21,750

EPC

D84

Planning

The premises currently benefit from Class E use.

Legal costs

Each party to be responsible for their own legal costs.

For further information please contact:



Peter Burke M: 07798 576790 E: peter.burke@masonowen.com

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:

We recommend you obtain professional advice if you are not represented.

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.

Disclaimer

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. July 2025





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