



2 New Retail/Leisure Units To Let. Llandudno, former Clarence Hotel



SATELLITE NAVIGATION
LL30 2DP



No.16

Gloddaeth Street

- 76 BED TRAVELODGE OPEN AND TRADING • BUSY TOURIST/COASTAL RESORT TOWN
- CLOSE TO MAIN RETAIL PITCH AND RESIDENTIAL AREA • EXTERNAL/PART ENCLOSED TERRACES • UNIT 2 UNDER OFFER



LOCATION

Gloddaeth Street is situated at the northern end of Llandudno in this busy and popular seaside resort that has good retail offer but is well under represented for restaurants and leisure despite its catchment. There were over 8 million visitors to Conwy County in 2010 and the estimated tourist spend from these visits was £596 million, with almost 15% of that estimated in the food and drink sector (STEAM Report 2010). The tourist influx significantly boosts the resident population visiting attractions such as Llandudno Pier, the Great Orme, Llandudno Bay, Llandudno Shopping Parc, the foremost Northwalian Conference Centre and Theatre (Venue Cymru) and the holiday home of Lewis Carroll's Alice in Wonderland.

DESCRIPTION

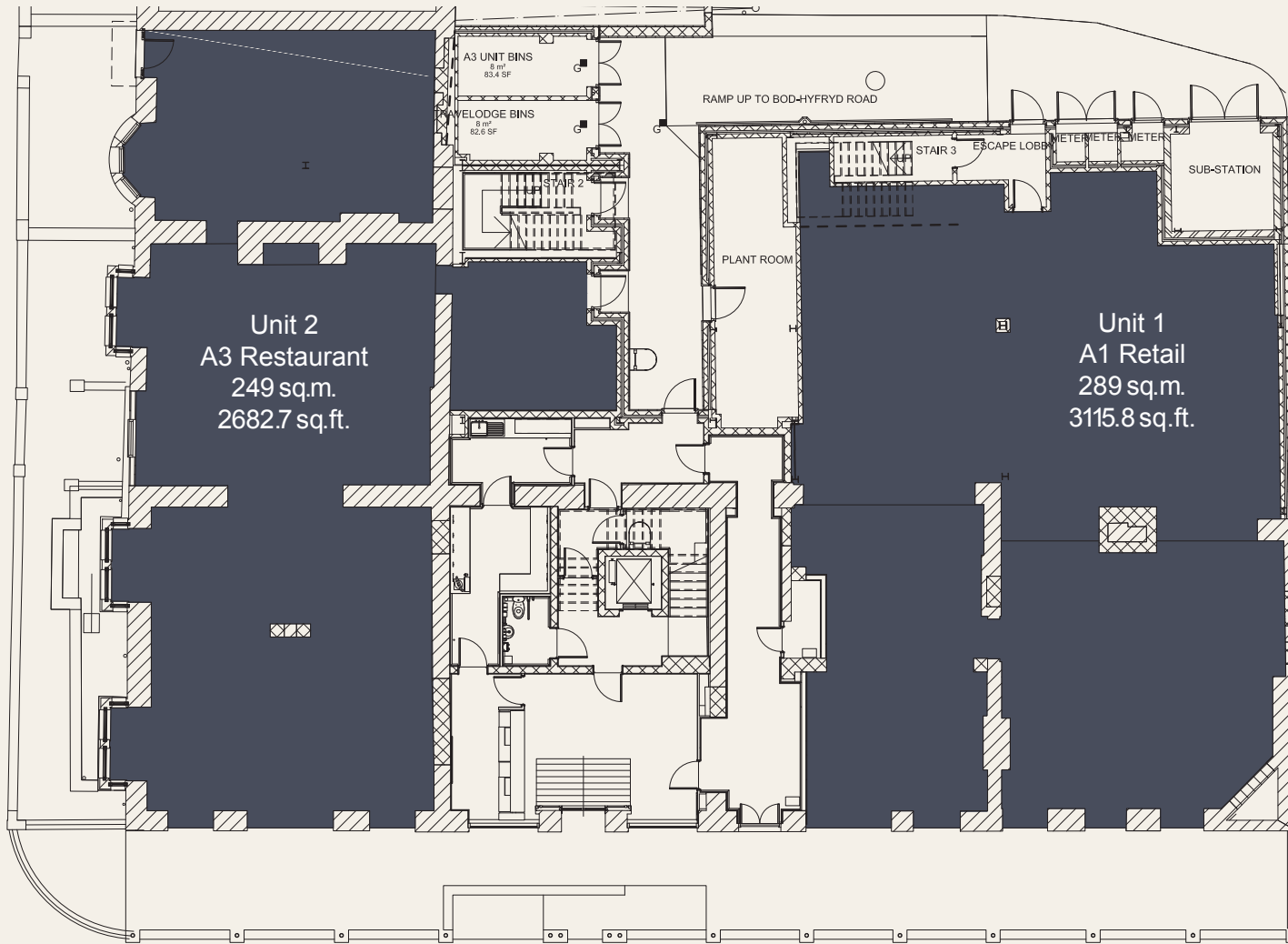
The development comprises of a 76 bed Travelodge above ground floor/retail/leisure accommodation. The ground floor is to be let as two units. Basement accommodation can be made available with the ground floor units as required.

FLOOR AREAS

Unit 1	3,115.8 sq.ft.	289 sq.m. (excluding terrace)
Unit 2 (Under offer)	2,682.7 sq.ft.	249 sq.m. (excluding terrace)
Basement could be made available		

TERMS

The premises will be let on leases for terms of a minimum of 15 years, subject to upward only rent reviews in each 5th year of the term.



Prominent Leisure & Retail Space To Let

RENT

Unit 1 – £62,550 pa. Unit 2 – Under offer.

TIMESCALE

The Units are available immediately.

SERVICE CHARGE

A service charge will be levied to cover costs of insurance, repair and maintenance of common areas. At this time no budget has been determined.

RATEABLE VALUE

The premises are not currently assessed for rating purposes. Any enquiries should be directed to Conwy CBC 01492 574559.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

PLANNING

Unit 1 benefits from A1 planning permission with A3 planning applied for.

Unit 2 benefits from A3 planning permission.

VAT

All prices, outgoings and rentals are exclusive of but may be liable to VAT.

EPC

An energy performance certificate will be prepared and provided to parties upon completion.



FOR FURTHER INFORMATION CALL

LegatOwen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk

James Lutton **T:** 01244 408244 **M:** 07860 943732 **E:** Jameslutton@legatowen.co.uk
Legat Owen, Albion House, Albion Street, Chester, CH1 1RQ.

mowbray-gill
01244 409555

Ian Gill **T:** 01244 409555 **M:** 07753 670601 **E:** ian@mowbraygill.co.uk
Mowbray Gill, The Old Rectory, St Mary's Hill, Chester CH1 2DW.

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