

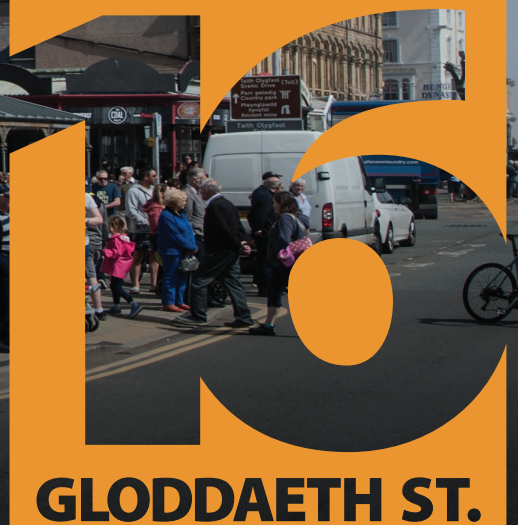


3,116 sq.ft./289 sq.m. Retail/Leisure Unit To Let.
Llandudno, former Clarence Hotel



SATELLITE NAVIGATION
LL30 2DP

- IMMEDIATELY BELOW
76 BED TRAVELODGE
- BUSY TOURIST/COASTAL
RESORT TOWN
- CLOSE TO MAIN RETAIL
PITCH AND RESIDENTIAL
AREA
- EXTERNAL/PART
ENCLOSED TERRACES



GLODDAETH ST.



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 occupied by Eagles Continental Cafe with Unit 1 to let. Basement accommodation can be made available with the ground floor unit if required.



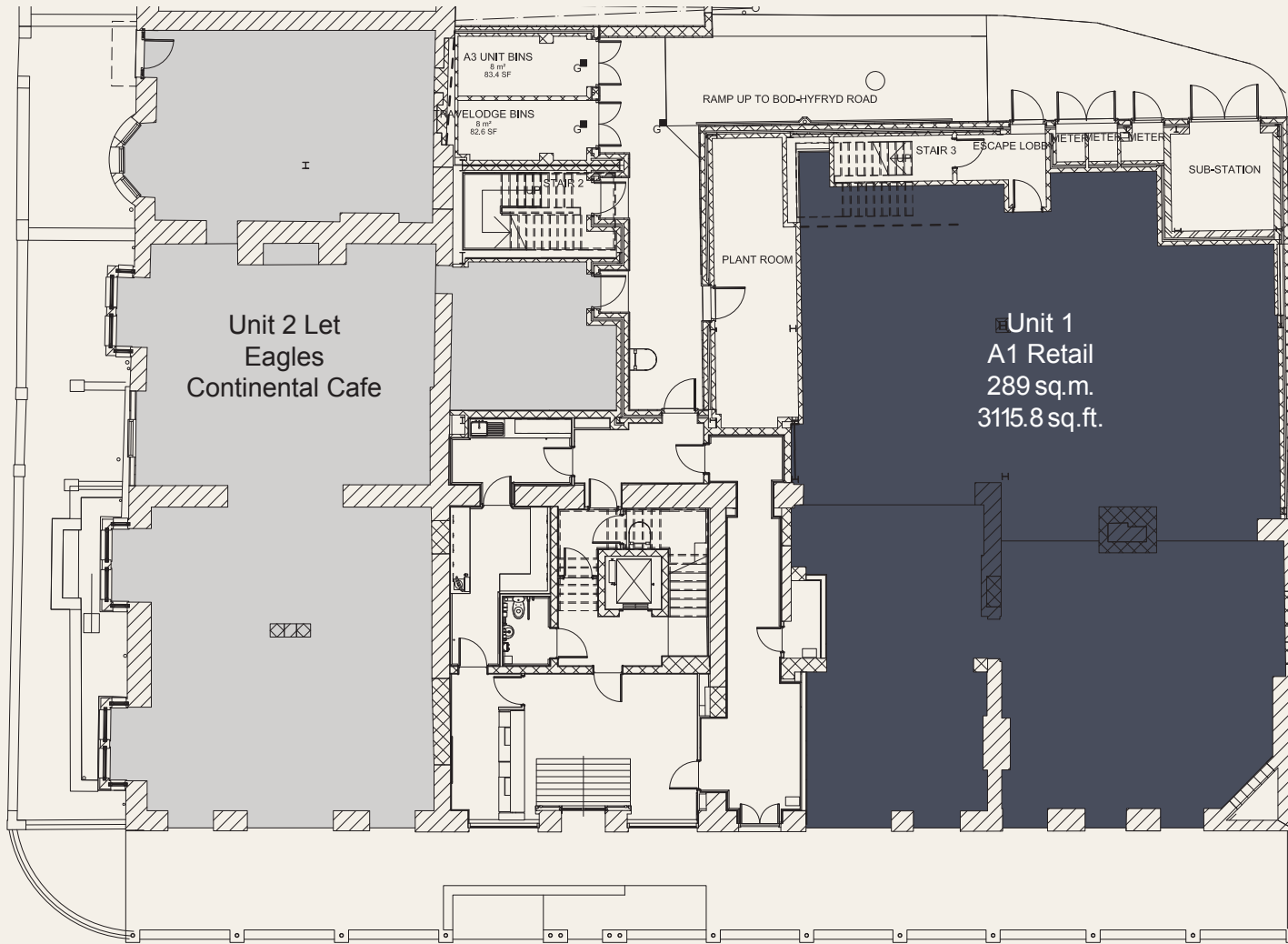
FLOOR AREA

Unit 1	3,116 sq.ft.	289 sq.m. (excluding terrace)
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Basement could be made available

TERMS

The property will be available to let by way of a new lease for a term of years to be agreed.



3,115.8 sq.ft./289 sq.m.
 Prominent Leisure
 & Retail Space To Let



RENT

Unit 1 – £62,550 pa.

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.

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.

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 GLODDAETH ST.



FOR FURTHER INFORMATION CALL



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GLODDAETH ST.

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