



TO LET

PRIME RETAIL UNIT

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

51 Mostyn Street, Llandudno LL30 2NN

- **REDUCED RENT**
- 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

51 Mostyn Street, Llandudno LL30 2NN



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

£27,500 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:

Rob Markland

t. 0151 242 3146

m. 07798 576 808

e. rob.markland@masonowen.com