

66 MOSTYN STREET LLANDUDNO, LL30 2SB



TO LET

- Shop and upper floors to let
- Prominent trading location
- Available over three floors
- Rental £40,000 pa as a whole

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

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E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

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LOCATION

The property occupies a prominent trading location adjacent to Card Factory. Nearby multiples include Superdrug, Cotton Traders, Café Nero, H Samuel, Poundland, Goldsmiths and WH Smith. The property can be more readily identified from the attached plan.

TENURE

The accommodation is available either as a whole or as part. Either the ground floor and basement or the upper floors on a new full insuring and repairing lease

The long lease from Mostyn Estates at a peppercorn rent is also available for sale.

ACCOMMODATION/AREAS

The accommodation has the following approximate areas and dimensions. It is available as a whole or a split with the ground floor and upper floors.

UNIT	SQ FT	SQ M
Internal width	20'2"	6.16m
Shop depth	79,10"	24.33m
Ground floor	1405	130.52
Basement	622	57.83
First floor	1184	110.03
Second floor	751	69.8
Third floor	505	56.95

RENTAL

£40,000 pax	As a whole
£27,500 pax	Ground floor & basement
£12,500 pax	Upper floors
£350,000 pax	Long lease at a peppercorn rent

RATES

The VOA website confirms the ground and basement have a Rateable Value of £39,500.

The upper floors have a rateable value of £16,500.

Interested parties are advised to contact the Local Rating Authority, Conwy Borough Council, Business Rates Department.

EPC

The Energy Performance Asset Rating for this property is E 101 on the ground floor and basement. The upper floors have a rating of F 139.

A full copy of the Energy Performance Certificate is available upon request from the agents.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

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.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agents
BA Commercial, Chester office: 01244 351212.
Ref: DTFW 10/19

Email: dan.wild@bacommercial.com
Mobile: 07701 049826

SUBJECT TO CONTRACT

Chester

BA Commercial, 2 Friarsgate,
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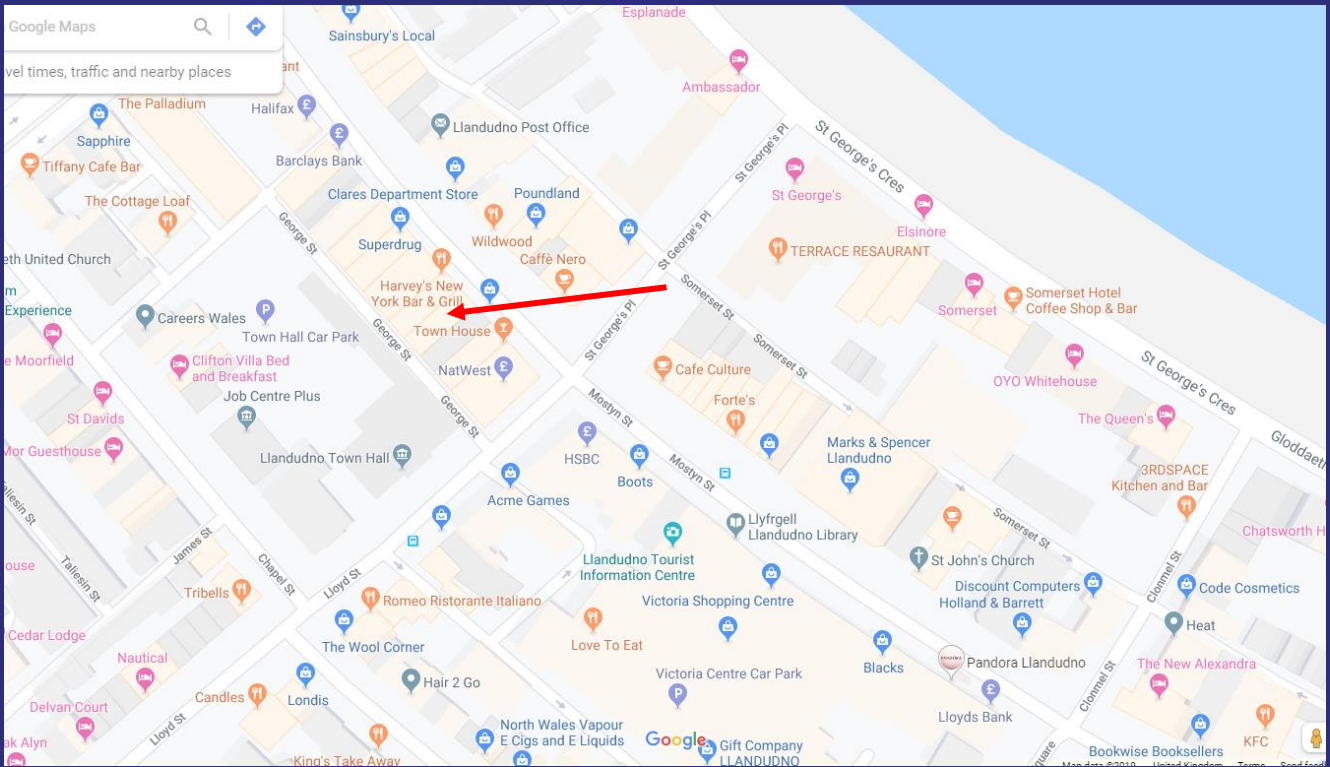
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