

OLD POST OFFICE, 14 VAUGHAN STREET LLANDUDNO, LL30 1AB



TO LET

- Shop/Office/Restaurant – Subject to Planning
- 168.94 sq m – 1,818 sq ft
- Excellent retailing position

Chester

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

T 01244 351212

E enquiries@bacommercial.com

North Wales

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

T 01745 330077

W www.bacommercial.com



OLD POST OFFICE, 14 VAUGHAN ST LLANDUDNO, LL30 1AB

LOCATION

The shop is located in an excellent retailing position on Vaughan St in the centre of Llandudno. There are a number of retailers close by and it is only a short distance from the Llandudno Retail Park where there are many multiples including Debenhams, Next, JD, Costa etc. The property can be more readily identified from the attached plan.

DESCRIPTION

The shop comprises a ground floor lock-up shop with large ground floor sales area, ancillary space at the rear and WC'S.

ACCOMMODATION/AREAS

The property has the following approximate areas:

Ground Sales	Floor	133.69 sqm	1,439 sqft
Ground Storage	Floor	35.25 sqm	379 sqft

RENTAL

£20,000 per annum

TENURE

The Property is available on a new full repairing and insuring lease, for a term of years to be agreed.

RATES

Verbal Enquiries of the local authority indicate this property has a rateable value of £20,750 pa.

EPC

The property has an energy performance certificate and is rated at C64. The full certificate is available on request.

LEGAL COSTS

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

VAT

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

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

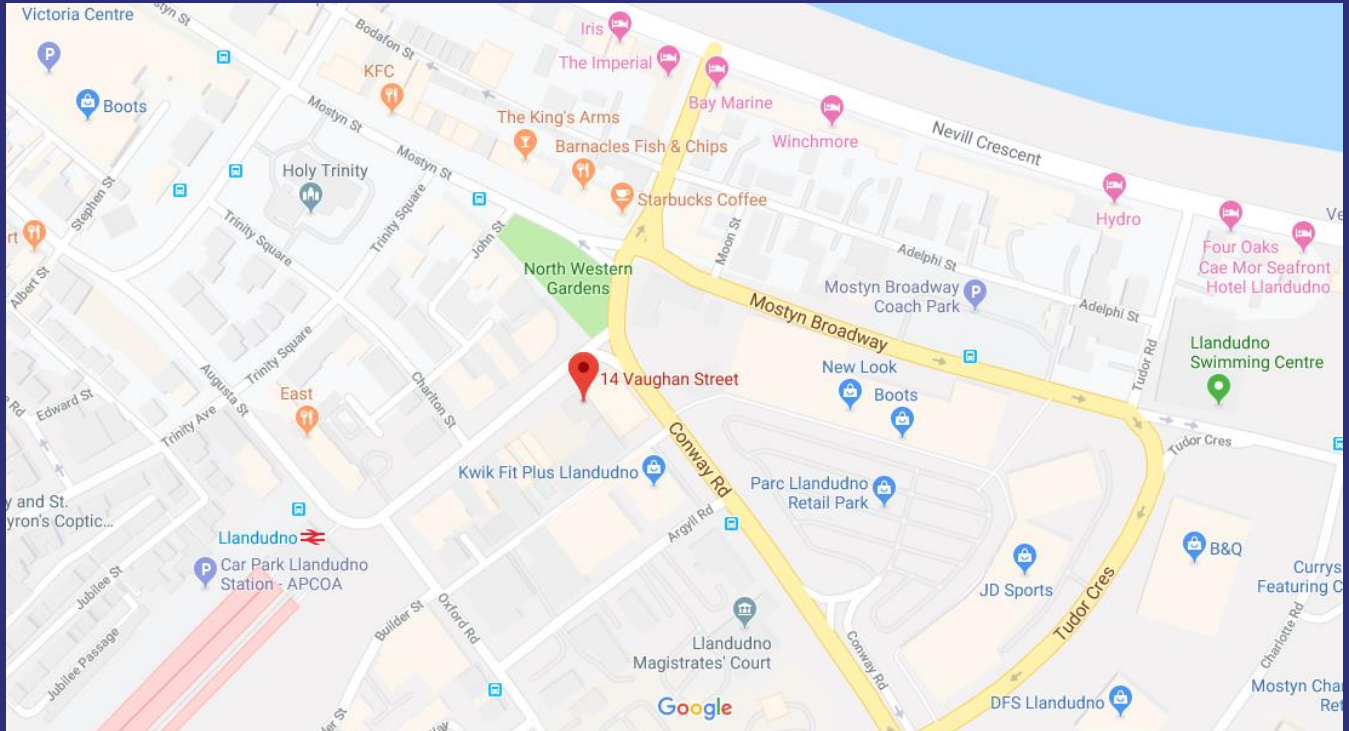
Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agents BA Commercial inc Wild Commercial Property
Chester 01244 351212
Ref: DTFW Updated 26.07.19
Email: dan.wild@bacommercial.com

SUBJECT TO CONTRACT

OLD POST OFFICE, 14 VAUGHAN ST LLANDUDNO, LL30 1AB



IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- all rentals and prices are quoted exclusive of VAT.

Reproduced by the courtesy of the Controller of HMSO. Crown copyright reserved. Licence No. ES73291E

