



TO LET / MAY SELL

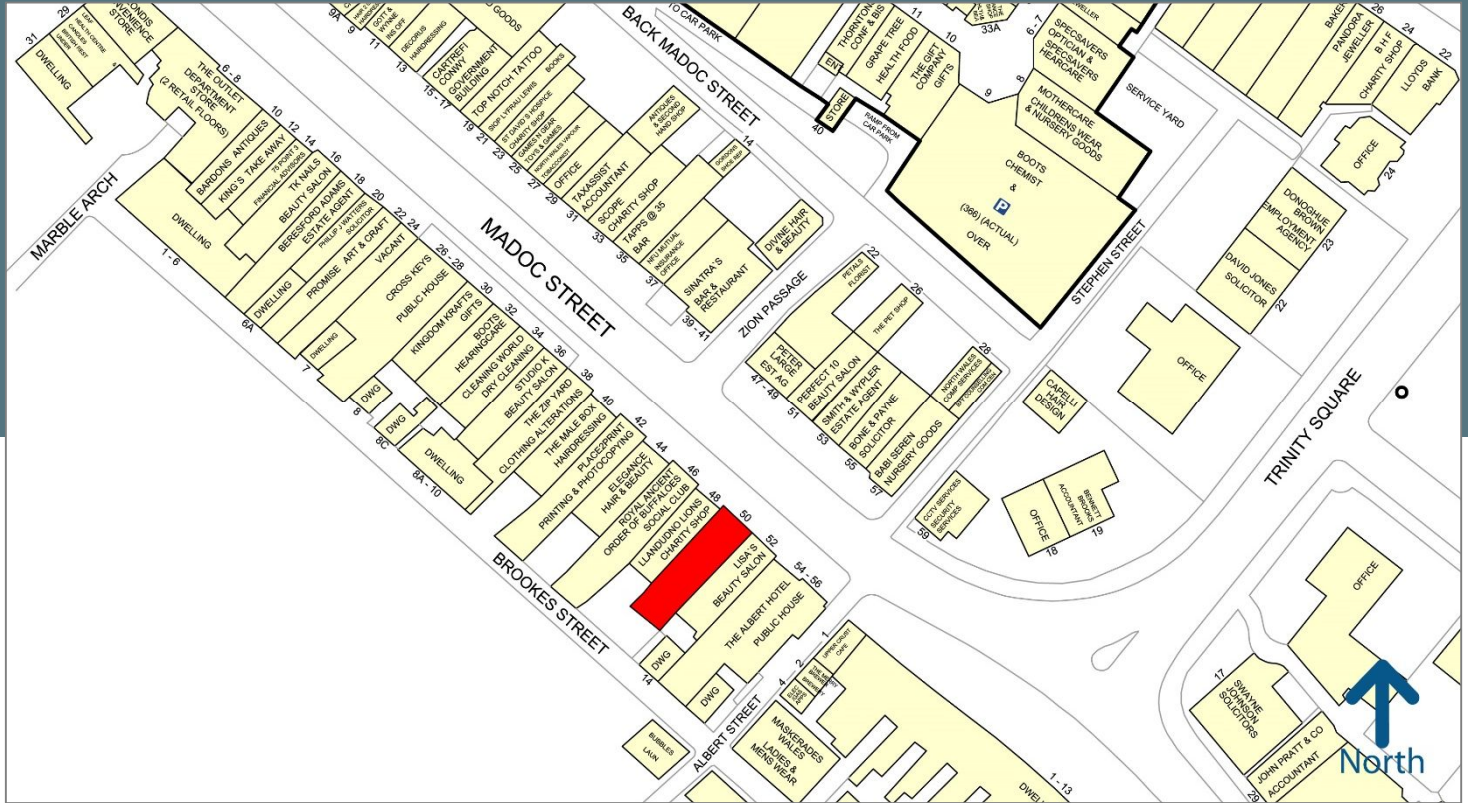
RETAIL UNIT

Ground Floor 1,046 sq.ft. (97.20 sq.m.)

50 Madoc Street, Llandudno LL30 2TW

- Llandudno is located on the North Wales coast, 45 miles west of Chester
- Popular Summer holiday resort
- Within the principal retailing area of the town
- Rear parking for 1 vehicle
- Rear access to the Llandudno Victoria Shopping Centre and to the main central car park
- Other retailers in the town include Marks & Spencer, The Edinburgh Woollen Mill, Trespass and Greggs

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Areas

Ground Floor Sales 1,046 sq.ft. (97.20 sq.m.)
Ground Floor Ancillary 272 sq.ft. (25.30 sq.m.)

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£14,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Long Leasehold

Consideration may be given to a sale of the property on a long leasehold basis which includes a 2-bedroom flat above. Contact the agent for further details.

Rates

Rateable Value £12,000

EPC

E112

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 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:

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