

59 Madoc Street

Llandudno. LL30 2TW

MOSTYN ESTATES LIMITED

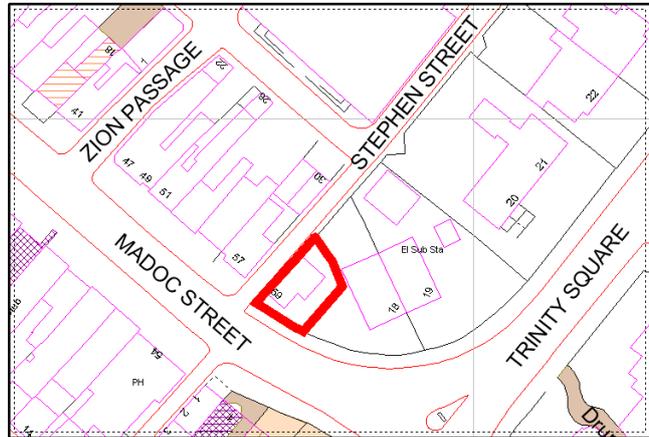
Mostyn Court, 2 Mostyn Street. Llandudno. LL30 2PS



Detached two storey office (B1 planning consent) within attractive garden setting. Rear parking included.

Accommodation

Ground Floor		
Reception Hall		
Reception Office	144sq.ft.	(13.38sq.m)
Office two	191sq.ft	(17.74sq.m)
Kitchen	95sq.ft	(8.82sq.m)
1 st Floor		
Office three	151sq.ft	(14.03sq.m)
Office four	103sq.ft	(9.57sq.m)
Office five	137.sq.ft	(12.73.sqm)
Male Toilets		
Female Toilets		
NIA	821.sq.ft	76.27sq.m



Description

The property is located just 300m from Llandudno railway station and close to Llandudno's main shopping area Mostyn Street. The surrounding occupiers are a mix of Estate Agents, specialist retailers and Insurance brokers amongst others.

The accommodation is contained on two floors and has the benefit of electric storage heaters and double glazed sealed unit windows.

There is sufficient space at the rear of the property for the parking of two cars.

Planning

This property benefits from B1 use as specified by the Town and Country Planning (User Class) order 1987. The property may be suitable for other purposes subject to planning.

General

Price £9,000.00 per annum (Exclusive of VAT)

Term Flexible

Business Rates Rateable Value (2010) £7,700.00

Legal Costs Each party to bear their own legal costs incurred in the transaction.

For further information or to arrange a viewing please contact the Mostyn Estates office on 01492 876 977.

Alternatively email mail@mostynestates.co.uk



Parking at the rear

Mostyn Estates Ltd give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars in relation to this property are made without responsibility and are not to be relied upon as statements or matters of fact. Any intending lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.