



# Mostyn Estates

LLANDUDNO AND FLINTSHIRE

## PRIME SHOP FOR LET (A1 PLANNING CONSENT) 105 MOSTYN STREET, LLANDUDNO. LL30 2PD



The unit is situated in the same parade as Sainsbury's and WH Smith on the main high street

### General

<b>Price</b>	Subject to negotiation
<b>Term</b>	Flexible
<b>Business Rates</b>	Rateable Value (2010) £33,500.00 Rates Payable (2014/15) £15,845.50
<b>Legal Costs</b>	Each party to bear their own legal costs incurred in the transaction.

### Accommodation

Built Frontage	19.00ft	5.79m
Front Internal Width	17.05ft	5.31m
Rear Internal Width	19.05ft	5.92m
Clear Sales Depth	61.10ft	18.84m
Sales Area	1,050ft <sup>2</sup>	97.58m <sup>2</sup>
Receiving Area	74ft <sup>2</sup>	6.88m <sup>2</sup>
First Floor	1016ft <sup>2</sup>	94.42m <sup>2</sup>
Second & Third floor	Unoccupied	

### Energy Performance Asset Rating

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**74** This is how energy efficient the building is.

Net zero CO<sub>2</sub> emissions

**FURTHER INFORMATION  
or VIEWING:**

**Please contact  
Mostyn Estates Ltd**

**01492 876977**