



UNIT 23, VICTORIA CENTRE LLANDUDNO, LL30 2RH RETAIL UNIT FOR LET

LOCATION

This unit occupies a prominent trading position in the Victoria Shopping Centre, located in prime position in the heart of Llandudno, a principal retailing town, drawing from an extensive catchment area and benefitting from excellent transport links. Other retailers in the immediate vicinity include The Hambone Rapido, the Tourist Information Centre and Mainframe.

ACCOMMODATION

The property is arranged over the ground floor, the approximate area is as follows:

GROUND FLOOR 9.2 m² | 99 ft²

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£12,000 per annum.

RATES & SERVICE CHARGE

Service Charge (2024)	Included in Rent
Rateable Value	£9,100
Estimated Rates Payable	£1,534.00
(the estimated rates payable benefits from a 50% Small Business Rates Relief for the 2024/25 financial year)	

LEGAL COSTS

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

VAT

All figures quoted (excluding rates) subject to VAT at the prevailing rate.

EPC

An Energy Performance Certificate is available upon request.


VIEWINGS


Strictly by appointment through Mostyn Estates Ltd.


UNIT 23, VICTORIA CENTRE LLANDUDNO, LL30 2RH



MOSTYN ESTATES

 www.mostynestates.co.uk

 +44 (0) 1492 876 977

 lettings@mostynestates.co.uk

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Mostyn Estates Ltd. for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.