



## 2 MOSTYN STREET LLANDUDNO, LL30 2PS PREMISES TO LET

### LOCATION

Ideally located just off Mostyn Street and close to Parc Llandudno Retail Park, this property benefits from strong footfall, high visibility, and easy access to major retailers, parking, and public transport, making it a prime spot for retail or commercial use.

### ACCOMMODATION

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

**GROUND FLOOR** 336.1 m<sup>2</sup> | 3,618 ft<sup>2</sup>

### TERMS

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

### RENT

POA

### RATES & SERVICE CHARGE

Service Charge (2024) - TBC  
Business Rates information available via Local Authority.

### 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.

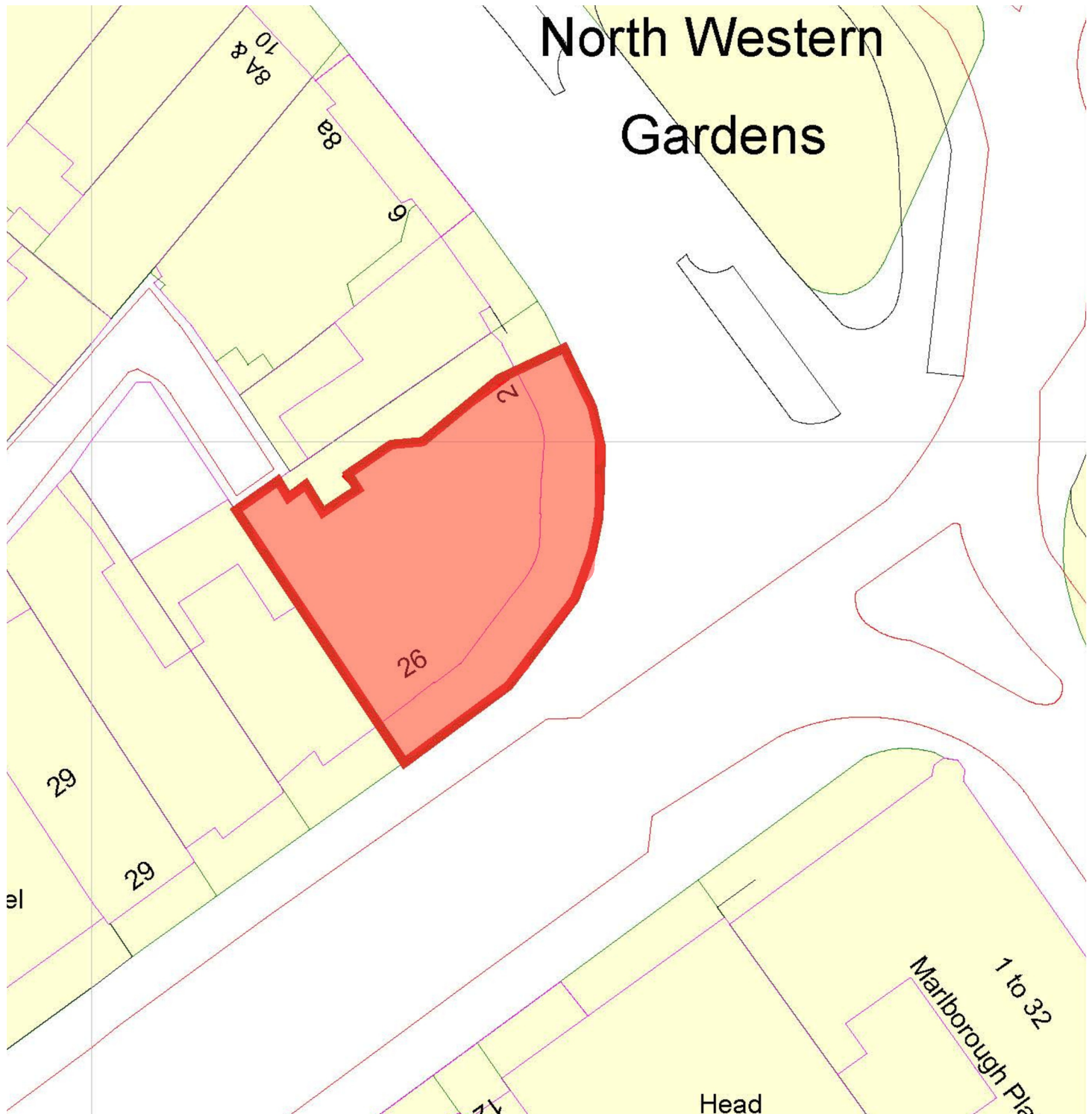
### EPC

An Energy Performance Certificate is available upon request.

### VIEWINGS


Strictly by appointment through Mostyn Estates Ltd.


**2 MOSTYN STREET**  
LLANDUDNO, LL30 2PS



**MOSTYN ESTATES**

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