



2 MOSTYN STREET LLANDUDNO, LL30 2PS OFFICES TO LET

LOCATION

Prominently located on Mostyn Street in the heart of Llandudno town centre, this office benefits from excellent accessibility, strong visibility, lift access, and close proximity to local amenities, public transport, and nearby car parks, making it an attractive option for office (B1 use).

ACCOMMODATION

The property is arranged over the second and third floor, the approximate area is as follows:
363 m² | 3909 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

POA

RATES & SERVICE CHARGE

Rateable Value (2023): £26,750
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.