# 105 Mostyn Street

Llandudno, LL30 2PD



### **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	1,050ft2	97.58m2
Receiving Area	74ft2	6.88m2
First Floor	1016ft2	94.42m2
Second & Third floor	Unoccupied	

## **Description**

Llandudno is the principal retail town on the North Wales coast having an extensive catchment including Anglesey and the Llyn Peninsula in addition to being a year-round holiday and visitor destination.

Mostyn Street is the primary retail area in the town and the premises are situated in the same parade as Sainsbury's and W H Smith.

Peacocks, Superdrug, Cotton Traders, HMV and the Works are also close by. The unit has the benefit of a rear servicing facility.

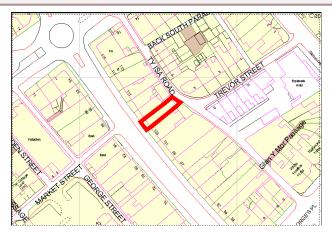
#### <u>Planning</u>

This property benefits from A1 use as specified by the Town and Country Planning (User Class) order 1987.

# MOSTYN ESTATES LIMITED

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

PRIME SHOP FOR LET (A1 Planning Consent) on Mostyn Street benefiting from a rear servicing facility



#### General

**Price** Subject to negotiation

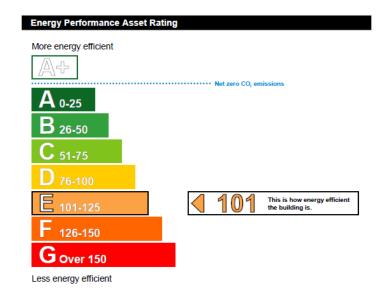
Term Flexible

Business Rates Rateable Value (2010) £33,500.00

Rates Payable (2012/13) £15,142.00

**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 <a href="mail@mostynestates.co.uk">mail@mostynestates.co.uk</a>

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