

# 105 Mostyn Street

Llandudno. LL30 2PD



# 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**



## 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	

## 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.

## Planning

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

## 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.

### Energy Performance Asset Rating

More energy efficient



**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** over 150

Less energy efficient

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

For further information or to arrange a viewing please contact the Mostyn Estates office on 01492 876 977. Alternatively email [mail@mostynestates.co.uk](mailto:mail@mostynestates.co.uk)

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