

105 Mostyn Street

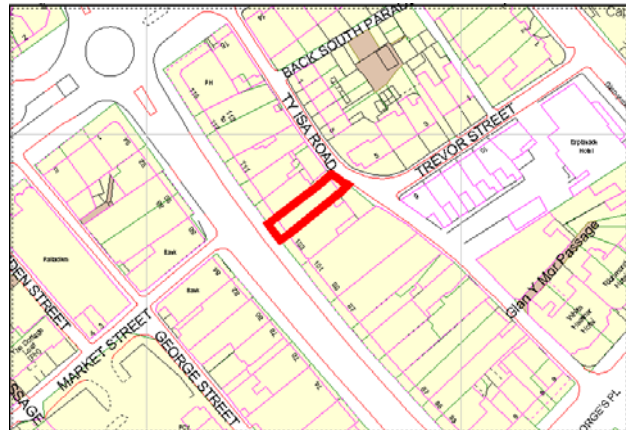
Llandudno. LL30 2PD



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 ²	97.58m ²
Receiving Area	74ft ²	6.88m ²
First Floor	1016ft ²	94.42m ²
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

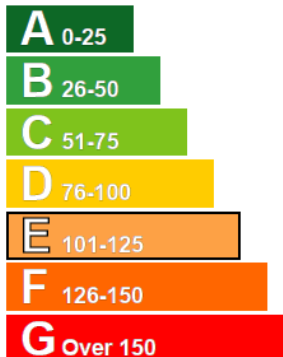
Legal Costs Each party to bear their own legal costs incurred in the transaction.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 101 This is how energy efficient the building is.

Less energy efficient

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

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