

Trinity Buildings

14 AUGUSTA STREET, LLANDUDNO, LL30 2AE

GROUND FLOOR RETAIL UNIT – TO LET

361 SQ FT



DESCRIPTION

Trinity Buildings are located on the junction of Trinity Avenue and Augusta Street in Llandudno. It is a short walk from Llandudno train station and Mostyn Street.

The property forms part of a busy parade that includes a popular hair dressing salon. The immediate area is home to a number of professional occupiers including solicitors and accountants. A number of cafes and shops are also located nearby.

The property comprises ground floor and basement. The large windows are attractive and provide good natural light to the premises.

THE PROPERTY

Zone A	231 sq ft
Zone B	19 sq ft
WC	16 sq ft
Basement	94 sq ft

TERMS

Lease: New lease available on terms by arrangement

Quoting Rent: £4,800 + vat per annum

Rates: RV £3,850 (2017 Rating List).

Reliefs available

Service Charge: Circa £240 + vat per annum

Building Insurance: Circa £250 per annum

ENERGY PERFORMANCE

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 81 This is how energy efficient the building is.

CONTACT

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