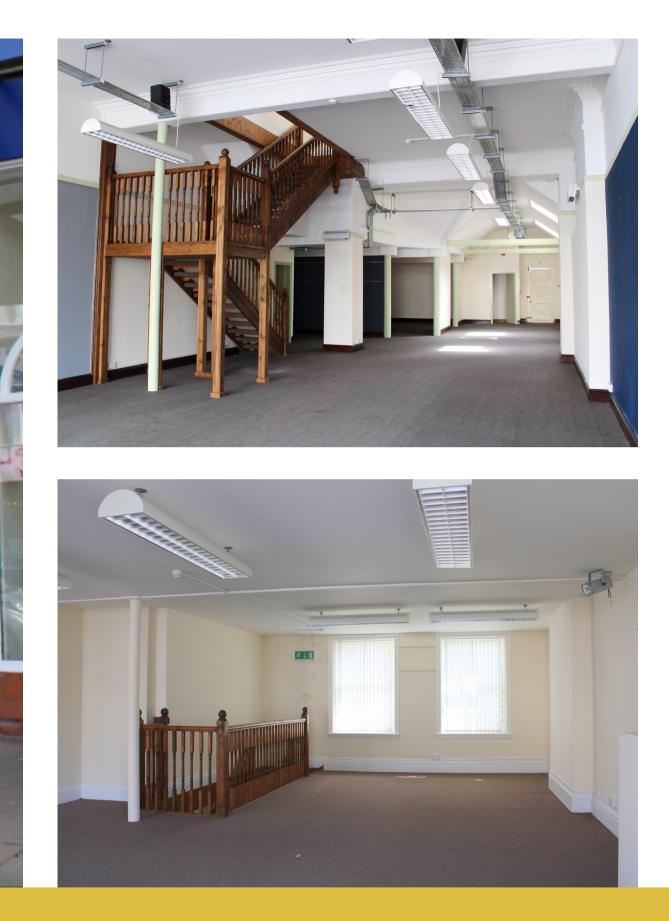




MOSTYN ESTATES RETAIL UNIT FOR LET 10 VAUGHAN STREET, LLANDUDNO, LL30 1AB



+44 (0) 1492 876 977 lettings@mostynestates.co.uk



TENURE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Rent per annum available upon request.

RATES

Service Charge£ 500.00Rateable Value£13,000.00Estimated Rates Payable£ 5,216.25(the estimated rates payable benefits from a 75% rate relief for the 2023/24 financial year, reducing the stated figure)

EPC

An Energy Performance Certificate is available upon request.

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.

VIEWINGS

Strictly by appointment through Mostyn Estates Ltd. Please contact +44 (0) 1492 876 977.





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LOCATION

This exceptional shop unit is now available for lease, conveniently located next to Llandudno's bustling town centre. Situated in a highly sought-after area, this prime retail space offers a fantastic opportunity for businesses to thrive, with the location offering excellent foot traffic from the nearby train station (Llandudno, 400ft away).

ACCOMMODATION

The property is arranged over ground and first floors, the approximate areas are as follows:

GROUND FLOOR164.74 m² | 1173.24 ft²FIRST FLOOR74.08 m² | 797.39 ft²





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