



# MOSTYN ESTATES

## RETAIL UNIT FOR LET

10 VAUGHAN STREET, LLANDUDNO, LL30 1AB

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



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### 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	£ 500.00
Rateable Value	£13,000.00
Estimated 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 FLOOR** 164.74 m<sup>2</sup> | 1173.24 ft<sup>2</sup>

**FIRST FLOOR** 74.08 m<sup>2</sup> | 797.39 ft<sup>2</sup>

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