



MOSTYN ESTATES

LIGHT INDUSTRIAL UNIT FOR LET

8 CWRT ROGER MOSTYN LLANDUDNO, LL30 1DR

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



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TENURE

Lease terms by negotiation.

RENT

£16,500 per annum.

RATES

Service Charge

15% of annual rent

Rateable Value

£ 9,900

Estimated Rates Payable

£ 5,296.50

(The estimated rates payable may benefit from a Small Business Rates 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 Industrial Warehouse unit is in a prime industrial area within Llandudno. Situated on Builder Street, the unit has close links to A470 giving convenient access to A55 along with on-site parking. The unit boasts an accessible and adaptable space for businesses looking for seamless distribution and storage solutions.

ACCOMMODATION

The property is arranged over the ground floor with ancillary office accommodation, the approximate area is as follows:

GROUND FLOOR 153.29 m² | 1,650 ft²

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