



MOSTYN ESTATES

RETAIL UNIT FOR LET

UNIT 29, VICTORIA CENTRE LLANDUDNO, LL30 2RH

+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

£28,500 per annum.

RATES & SERVICE CHARGE

Service Charge	£11,136.00
Rateable Value	£21,750.00
Estimated Rates Payable	£11,636.00

(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) are subject to VAT at the prevailing rate.

VIEWINGS

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





MOSTYN ESTATES RETAIL UNIT FOR LET

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LOCATION

This unit occupies a prominent trading position in the Victoria Shopping Centre, located in prime position in the heart of Llandudno, a principal retailing town, drawing from an extensive catchment area and benefitting from excellent transport links. Other retailers in the immediate vicinity include Roman Originals, Klass Clothing and Love to Eat.

ACCOMMODATION

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

GROUND FLOOR 134 sq m² | 1,442 ft²

FIRST FLOOR 73.78 m² | 794 ft²

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