



23 MADOC STREET LLANDUDNO, LL30 2TL RETAIL UNIT FOR LET

LOCATION

Located in the heart of Llandudno, in immediate proximity to the high street and excellent transport links. Madoc Street boasts a variety of food and beverage offerings, well established beauty salons and popular local retailers.

ACCOMMODATION

The property is arranged over the ground and first floor, with private parking to the rear. The approximate areas are as follows:

GROUND FLOOR 57.7 m² | 621 ft²

FIRST FLOOR 26.2 m² | 282 ft²

TERMS

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 is available upon request.

RATES & SERVICE CHARGE

Rateable Value £6,400.00

Estimated Rates Payable £2,160.00

(the estimated rates payable benefits from a 40% rate relief for the 2024/25 financial year at a 0.562 multiplier, reducing the stated figure)

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

VAT will be applicable to this transaction.

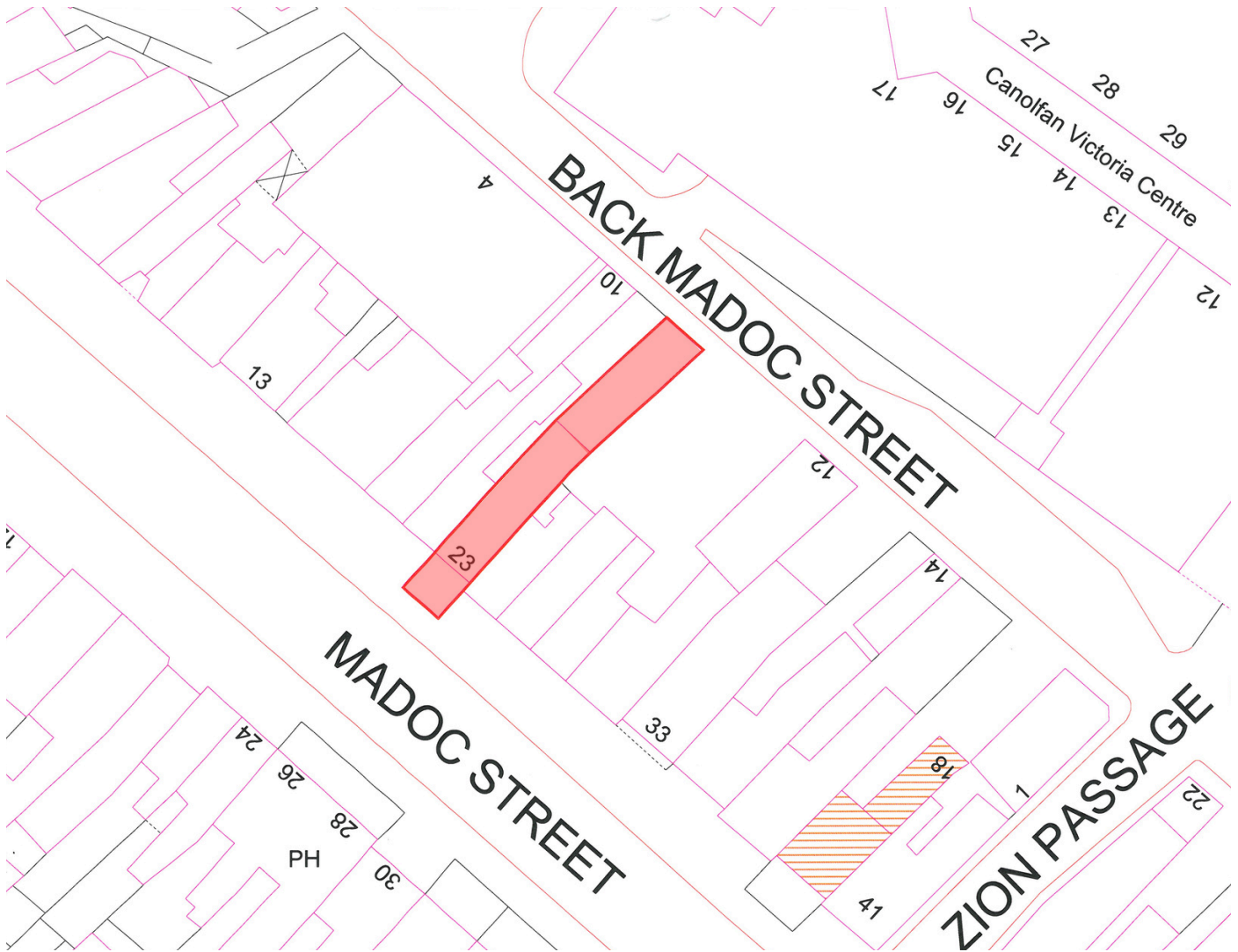
EPC

An Energy Performance Certificate is available upon request.


VIEWINGS


Strictly by appointment through Mostyn Estates Ltd.

23 MADOC STREET
LLANDUDNO, LL30 2TL



MOSTYN ESTATES

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