



UNIT 23, VICTORIA CENTRE LLANDUDNO, LL30 2RH RETAIL UNIT FOR LET

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 The Hambone Rapido, the Tourist Information Centre and Mainframe.

ACCOMMODATION

The property is arranged over the ground floor, the approximate area is as follows:

GROUND FLOOR 9.2 m² | 99 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

£12,000 per annum.

RATES & SERVICE CHARGE

Service Charge (2024)	Included in Rent
Rateable Value	£9,100
Estimated Rates Payable	£1,534.00
(the estimated rates payable benefits from a 50% Small Business Rates Relief for the 2024/25 financial year)	

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.

EPC

An Energy Performance Certificate is available upon request.

VIEWINGS

Strictly by appointment through Mostyn Estates Ltd.

LLANDUDNO, LL30 2RH



MOSTYN ESTATES



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