

49 Mostyn Street, Llandudno LL30 2NN

WILD
COMMERCIAL PROPERTY

SHOP TO LET



Location

The property occupies a prominent trading location adjacent to Thomas Cook. Nearby multiple retailers include M&S, Holland and Barrett and Greggs. The property can be more readily identified from the attached plan.

Rent

£42,500pa

Tenure

The Property is available on a new full repairing and insuring lease, for a term of years to be agreed.

Photographs and Plans

Any photographs and plans attached to these particulars were

Accommodation

The property has the following approximate areas and dimensions:

Internal Width	23' 11"	7.29m
Shop Depth	36' 8"	11.22m
Ground Floor Sales	846 sqft	78.59 sqm
Ground Floor Store	25 sqft	2.32 sqm
First Floor sales	856 sqft	79.59 sqm

Assessments

Verbal enquiries of the local authority indicate this property has a rateable value of £43,250

correct at the time of production and are for reference, rather than fact.

EPC

The property has an energy performance certificate which is available on request.

Money Laundering Regulations

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Legal Costs

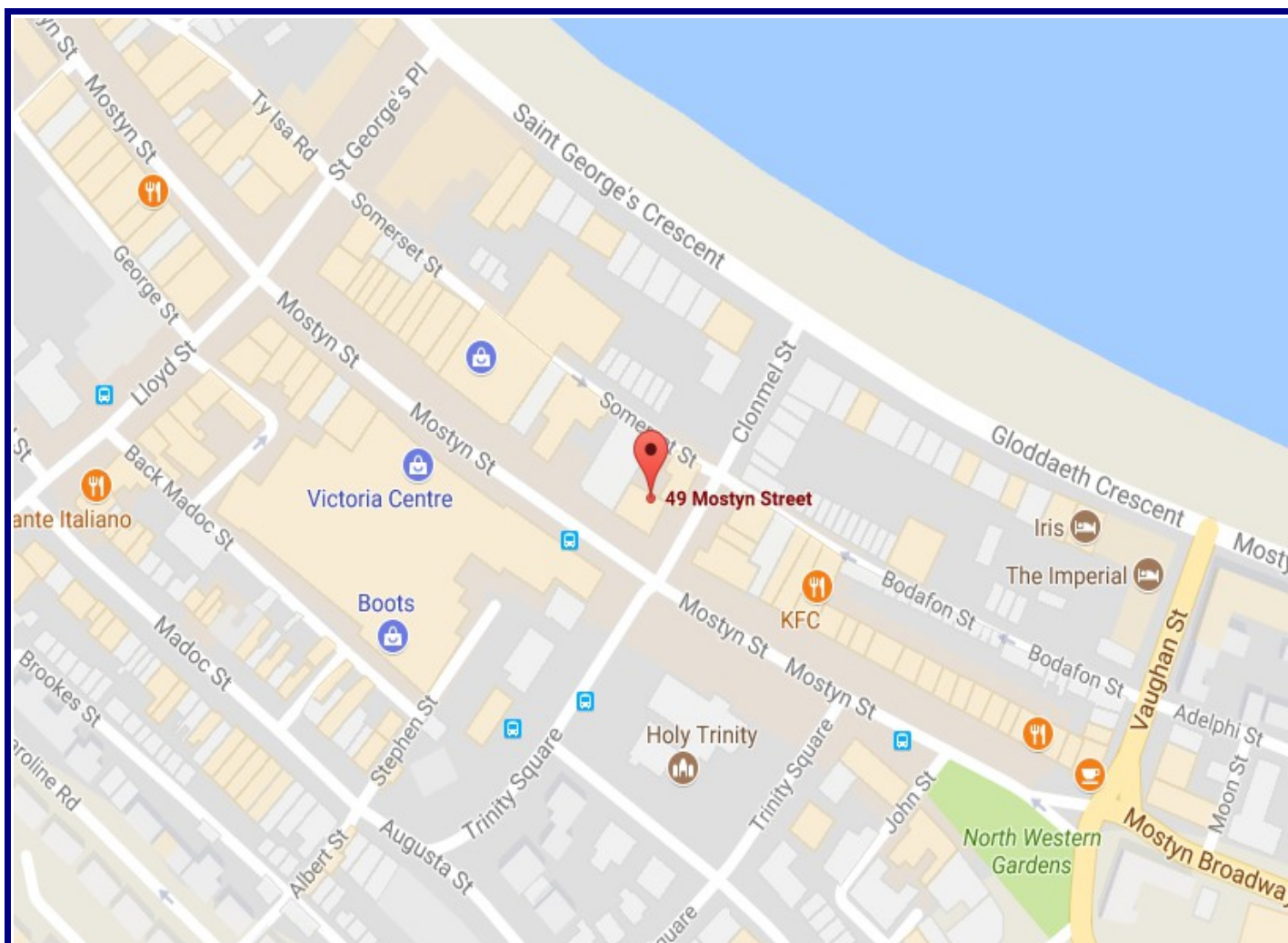
Each party are to be responsible for their own legal costs incurred in the transaction.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT

SUBJECT TO CONTRACT

DTFW 09.10.17



Viewing

Strictly by appointment through the agents, Wild Commercial Property

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