

# Old Post Office 14 Vaughan St

## Llandudno

### LL30 1AB

#### SHOP/OFFICE/RESTAURANT

#### TO LET

#### SUBJECT TO PLANNING



#### Location

The shop is located in an excellent retailing position on Vaughan St in the centre of Llandudno. There are a number of retailers close by and it is only a short distance from the Llandudno Retail Park where there are many multiples including Debenhams, Next, JD, Costa etc. The property can be more readily identified from the attached plan.

#### Description

The shop comprises a ground floor lock-up shop with large ground floor sales area, ancillary space at the rear and WC'S.

#### Rent

£30,000pa

#### Accommodation

The property has the following approximate areas:

Ground Floor Sales	133.69 sqm	1,439 sqft
Ground Floor Storage	35.25 sqm	379 sqft

#### Assessments

Verbal Enquiries of the local authority indicate this property has a rateable value of £20,750 pa

#### EPC

The property has an energy performance certificate and is rated at C64. The full certificate is available on request.

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

### Legal Costs

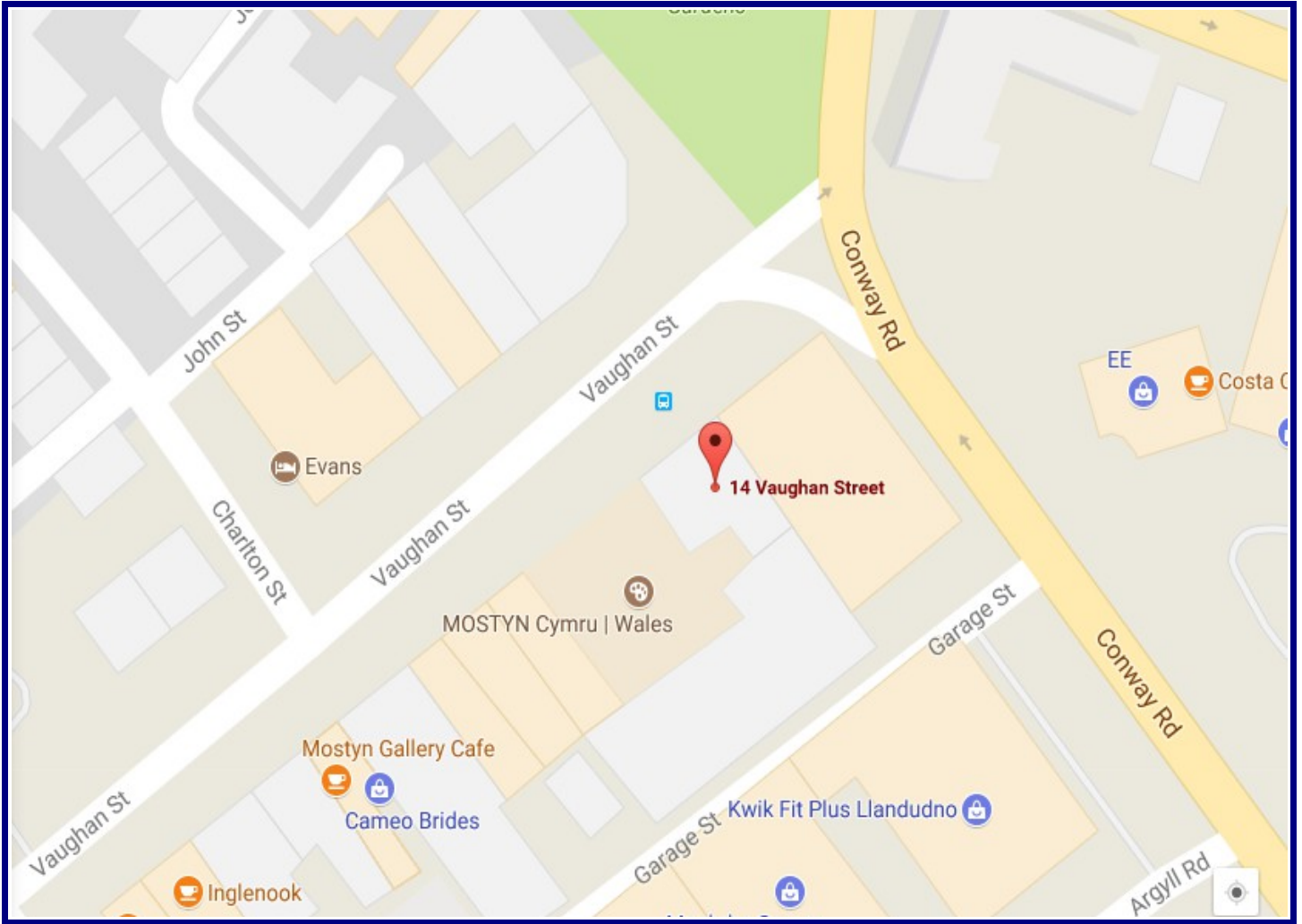
Each party are to be responsible for their own legal costs incurred in the transaction.

### VAT

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

### SUBJECT TO CONTRACT

DTFW 06/08/18



## Viewing

Strictly by appointment through the agents, Wild Commercial Property

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