



## 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 m<sup>2</sup> | 621 ft<sup>2</sup>

**FIRST FLOOR** 26.2 m<sup>2</sup> | 282 ft<sup>2</sup>

### 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

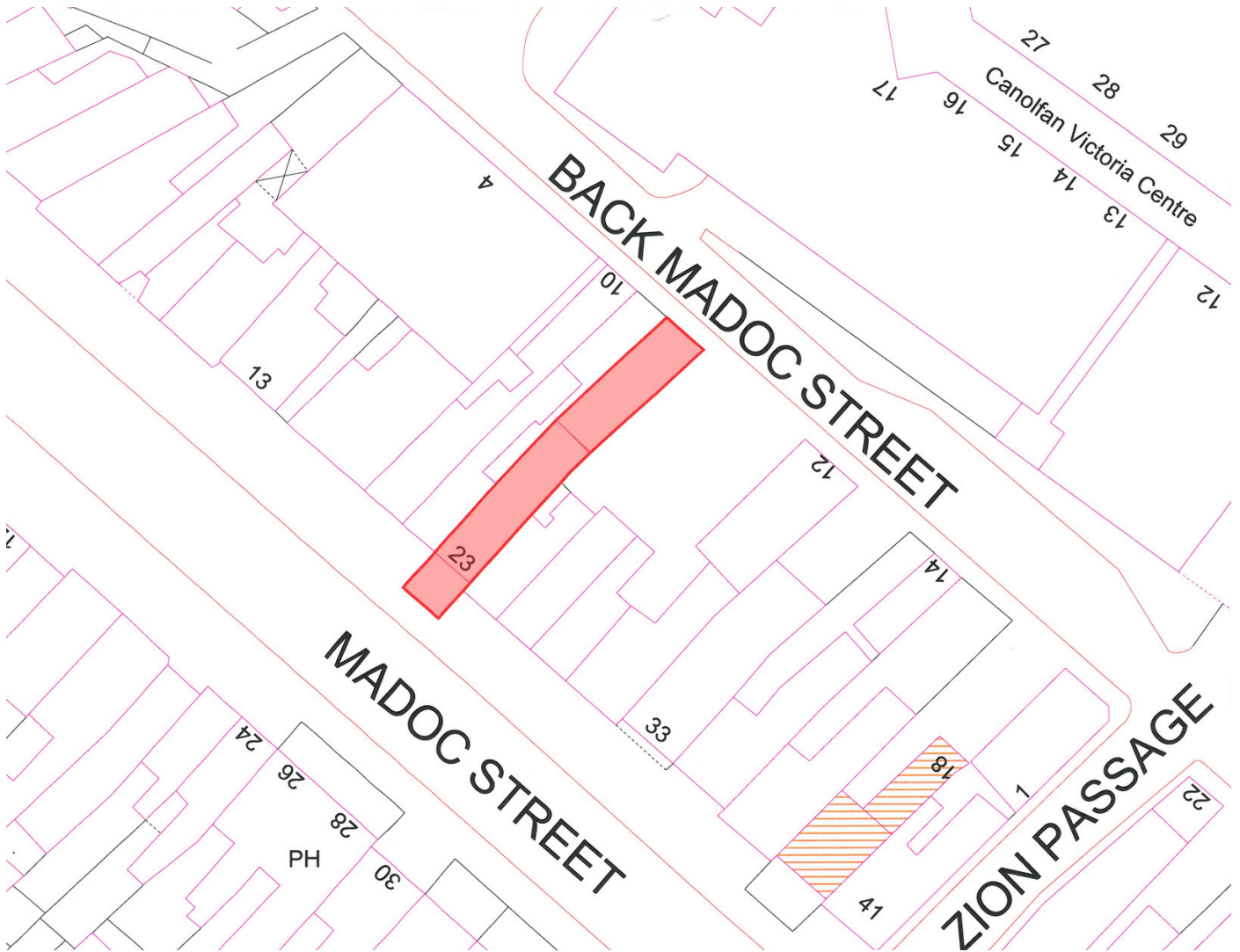
An Energy Performance Certificate is available upon request.

### VIEWINGS


Strictly by appointment through Mostyn Estates Ltd.




**23 MADOC STREET**  
LLANDUDNO, LL30 2TL



**MOSTYN ESTATES**

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