



4 TRINITY AVENUE LLANDUDNO, LL30 2NQ RETAIL UNIT FOR LET

LOCATION

Trinity Avenue is in immediate proximity to Mostyn Street, which provides a huge variety of restaurants, bars and popular retailers. Within walking distance of Llandudno train station and main bus routes.

ACCOMMODATION

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

GROUND FLOOR 44 m² | 473 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

£5,000 per annum.

RATES & SERVICE CHARGE

Rateable Value	£2,750.00
Estimated Rates Payable	Not applicable

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.

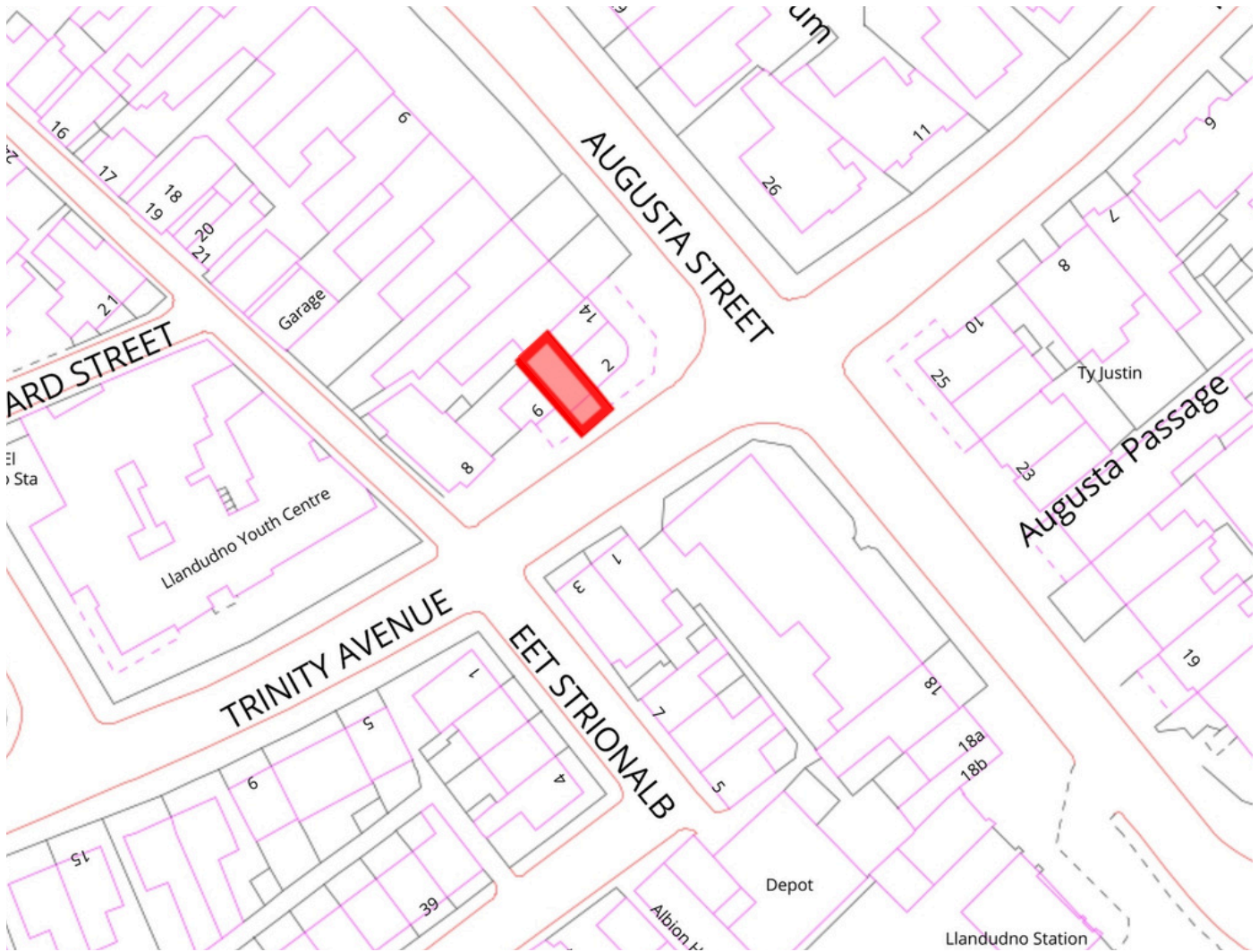
EPC

An Energy Performance Certificate is available upon request.


VIEWINGS


Strictly by appointment through Mostyn Estates Ltd.


4 TRINITY AVENUE
LLANDUDNO, LL30 2NQ



MOSTYN ESTATES

 www.mostynestates.co.uk

 +44 (0) 1492 876 977

 lettings@mostynestates.co.uk

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