



UNIT 29, 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 Roman Originals, Klass Clothing and Love to Eat.

ACCOMMODATION

The property is arranged over ground and first floors, the approximate areas are as follows:

GROUND FLOOR	134 m ² 1,442 ft ²
FIRST FLOOR	73.78 m ² 794 ft ²

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£28,500 per annum.

RATES & SERVICE CHARGE

Service Charge (2023)	£11,136.00
Rateable Value	£21,750.00
Estimated Rates Payable	£11,636.00

(the estimated rates payable benefits from a 75% rate relief for the 2023/24 financial year, reducing the stated figure)

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.

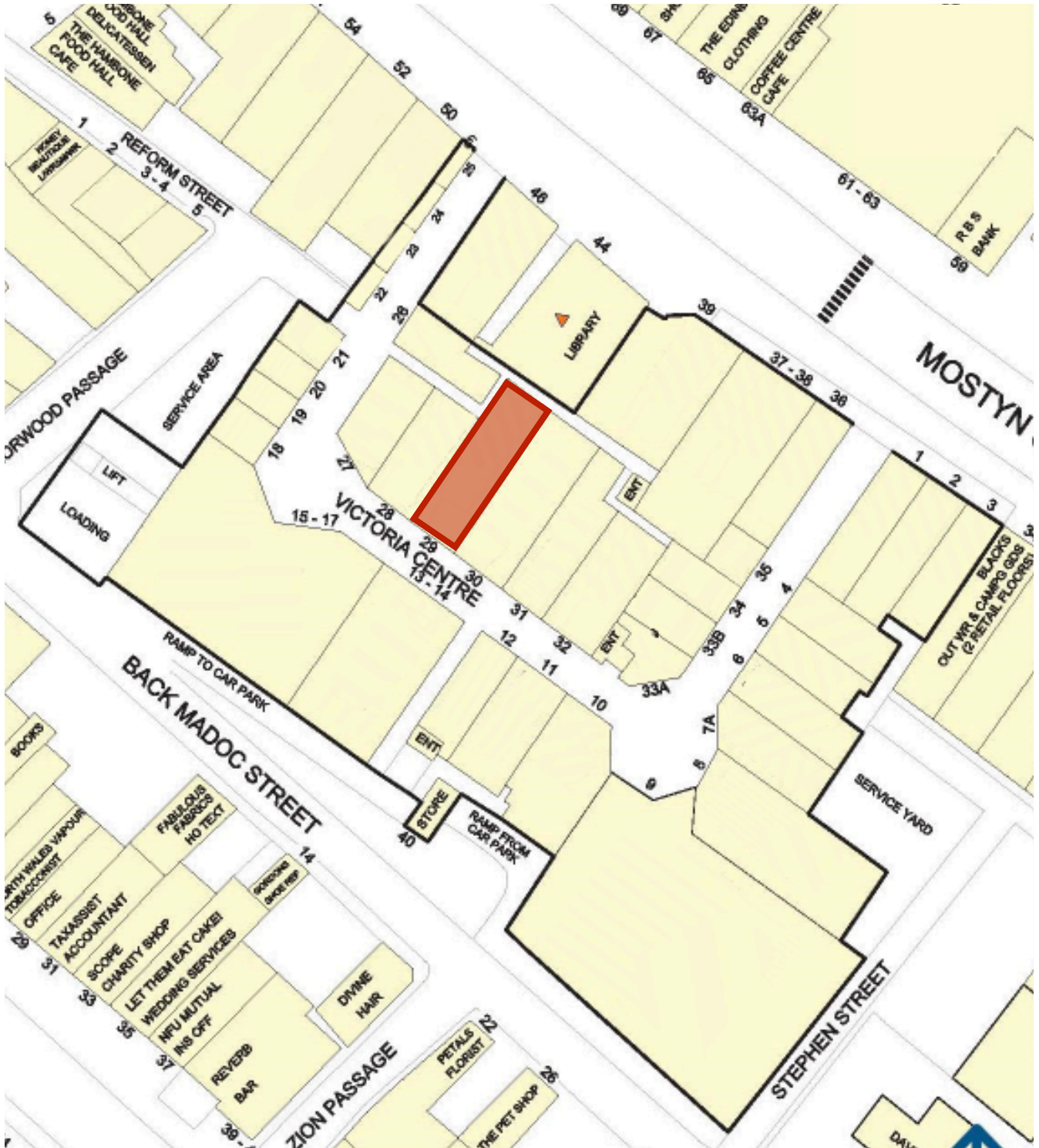
EPC

An Energy Performance Certificate is available upon request.


VIEWINGS


Strictly by appointment through Mostyn Estates Ltd.

UNIT 29, VICTORIA CENTRE
LLANDUDNO, LL30 2RH



MOSTYN ESTATES

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