

# LLANDUDNO

## 15 LLOYD STREET

### PROMINENT RETAIL UNIT AVAILABLE BY WAY OF A NEW LEASE



#### Location

Llandudno is the principal retailing town on the North Wales coast with excellent road access from the A55 and A470. The town offers a quality shopping environment and draws from an extensive catchment area.

The subject unit occupies a prominent trading position on Lloyd Street, adjacent to **Betfred** and **Simon Barker** and other retailers nearby include **Hidden Hearing** and **HSBC**.

#### Accommodation

The property is arranged on basement, ground, mezzanine and first floor with the following approximate areas:

<b>Ground Floor Sales</b>	<b>1,259 sq ft</b>	<b>116.96 sq m</b>
Ground Floor Store	238 sq ft	22.11 sq m
Mezzanine office	108 sq ft	10.02 sq m
First Floor	304 sq ft	28.24 sq m
Basement	622 sq ft	57.81 sq m

Please note: Basement has limited headroom.

#### Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£21,500 per annum exclusive**.

#### EPC

An EPC is in the course of being prepared and will be made available to interested parties.

#### Business Rates

The property needs to be re-assessed.

Interested parties are advised to make their own enquires to Conway Council on 01492 576609.

#### Legal Costs

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

#### 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.

#### Vat

VAT will be applicable to this transaction.

#### Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver, [llyr@emanueloliver.com](mailto:llyr@emanueloliver.com) 0151 236 6725.



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