

Ref: SD 2189

## **New Lease Available - £80,000**

**74 Mostyn Street, Llandudno**



On instruction of landlord we are offering subject to contract and landlords' approval a new lease on Full Repairing and Insuring terms for retail A1 use. The building is an open plan listed building with lift and is available subject to HMV not renewing the lease, confirmation of this will be required from the receiver prior to any new lease signed.

## **NEW LEASE AVAILABLE** **£80,000 PER ANNUM PLUS VAT**

**CALL US 01492 534881**

**St. Davids Commercial**  
Commercial House  
17 Coed Pella Road  
Colwyn Bay  
Conwy  
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VAT Reg No. 490 1639 43

Tel: (01492) 534881  
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**St Davids Property Management Ltd.**  
Address as Above  
Co. Reg. No. 02625193

## ACCOMMODATION

GROUND FLOOR: With lift to first floor.

42' frontage, area circa 3117 square feet.

First Floor extending to circa 2739 square feet.

TOTAL: Circa 5856 square feet

EPC: Not required as building is listed.

Rent Review: 3 Years

NEW 3 YEAR LEASE:

£80,000 PER ANNUM + VAT.

St David's Commercial has not tested any fixtures and fittings and cannot therefore guarantee they are in working order. Your home is at risk if you fail to keep up repayments on a loan or mortgage secured upon it.

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