

LLANDUDNO

113-117 Mostyn Street

***PROMINENT
RETAIL SHOP
IMMEDIATELY
AVAILABLE***

***SUBSTANTIALLY
REDUCED RENT***

***VIRTUAL
FREEHOLD
WITH VP
AVAILABLE***



LOCATION

The property occupies a prominent location benefitting from a double frontage along Mostyn Street. Retailers in close proximity include **Peacocks, WH Smith, M & Co** and **HMV**.

DESCRIPTION

The property is arranged over 4 floors with ground and first floor sales, basement and second floor storage and provides the following approximate net dimensions and floor areas:

Gross Frontage	17.68 m	58 ft
Net Frontage	17.27 m	56 ft 8 in
Internal Width	17.06 m	55 ft 11 in
Basement Ancillary	43 sq m	462 sq ft
Ground Floor Sales	327.94 sq m	3,530 sq ft
First Floor Sales	312.14 sq m	3,360 sq ft
Second Floor Ancillary	299.60 sq m	3,225 sq ft

LEASE TERMS

The property is available by way of a new 10 year full repairing and insuring lease subject to 5 yearly rent reviews at **£80,000** pa exclusive of rates and VAT.

SALE PRICE

£700,000 for the virtual Freehold with Vacant Possession.

RATING

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop and ancillary accommodation is £117,000 and the Rates Payable are £56,745. The UBR for 2009/10 is 48.5p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

VIEWING

By appointment via this office:

Tim Starling

Tel: 020 7182 2851

Email: tim.starling@cbre.com

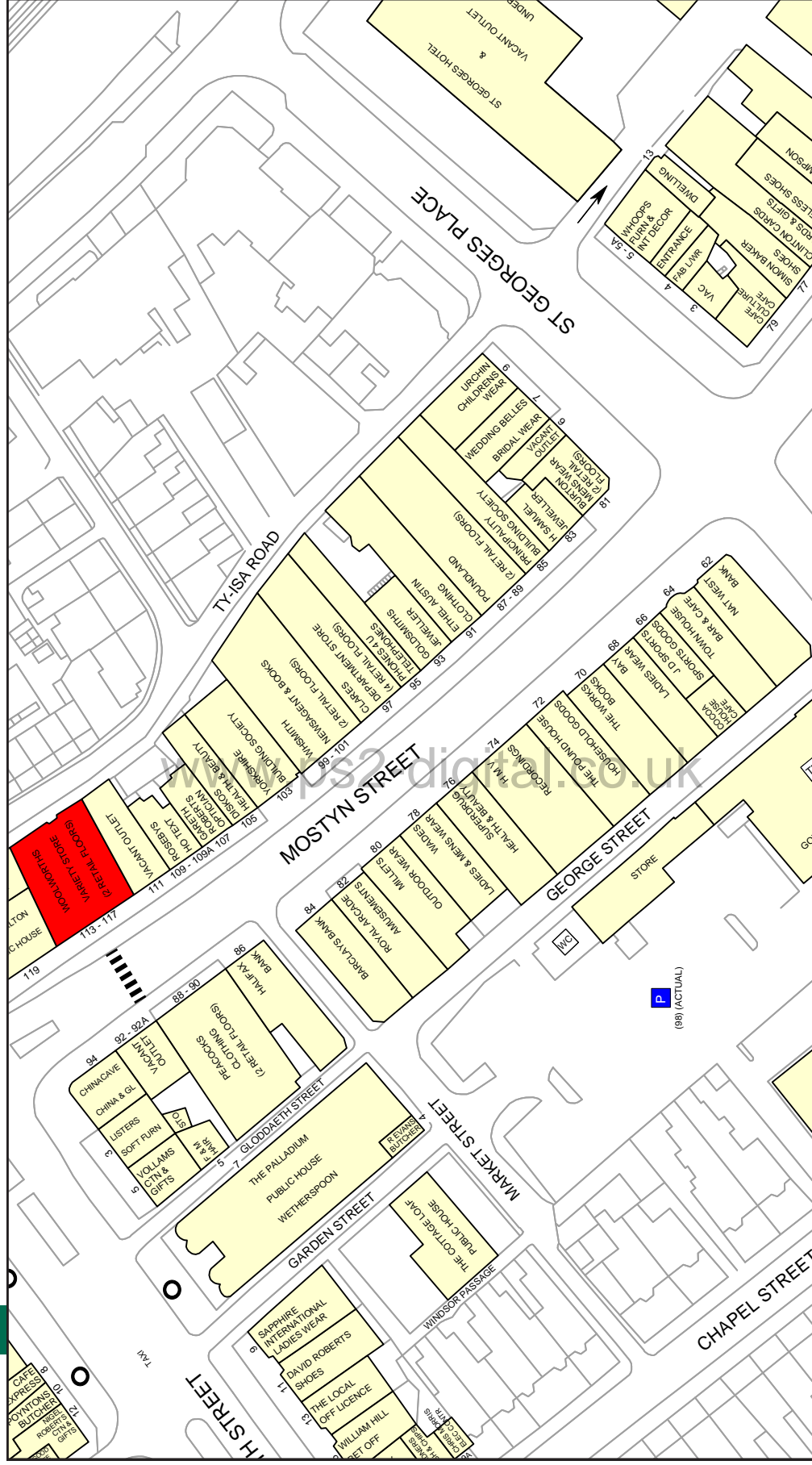
James Keany

Tel: 020 7182 2861

Email: james.keany@cbre.com

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Not to scale.
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