



**St. Davids
Commercial**

TO LET

Ref: SD 2119

Retail Premises - £40,000

35 Mostyn Street, Llandudno



We are pleased to be retained by the owner to find a tenant looking for a prime Mostyn Street retail A1 shop premises, with EPC rating C.

NEW 3 / 5 YEAR LEASE AVAILABLE
£40,000 PER ANNUM

CALL US 01492 534881

St. Davids Commercial

Commercial House
17 Coed Pella Road
Colwyn Bay
Conwy
LL29 7BA
VAT Reg No. 490 1639 43

Tel: (01492) 534881
Email: anyone@stdavidsproperty.com
Web: www.stdavidsproperty.com

St Davids Property Management Ltd.

Address as Above
Co. Reg. No. 02625193



Our client will not allow bric a brac to be sold from the premises.

ACCOMMODATION

Ground floor accommodation

20' width x 80' depth. Total 1600 square feet. EPC rating 3

NEW 3/5 YEAR LEASE AT A RENTAL OF £40,000 + VAT
PER ANNUM

St Davids Commercial has not tested any fixtures or fittings and can therefore not 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.

NEW 3 / 5 YEAR LEASE AVAILABLE

£40,000 PER ANNUM