



**St. Davids  
Commercial**

**TO LET**

Ref: SD 2041

## **Prime Pitch - £45,000**

**33 Mostyn Street, Llandudno**



**Grade II Listed retail shop with upper parts, available from October 2018.  
NO EPC required.**

**NEW 5 YEAR LEASE  
£45,000 PER ANNUM**

**CALL US 01492 534881**

**St. Davids Commercial**

Commercial House  
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**St Davids Property Management Ltd.**

Address as Above  
Co. Reg. No. 02625193



## ACCOMMODATION

Maximum frontage 32'2" with a depth of 82' circa 2640 square feet  
With access to rear service road with store area circa 35' x 10' 350 square feet.

Our clients own a derelict cottage at the rear of the property which has been empty for circa 30 years but could be utilised, subject to planning, to be incorporated into the shop. This would extend the shop a further 500 square feet.

First and second floors were not inspected.

## NEW 5 YEAR LEASE

RENTAL £45,000.00 PER ANNUM PLUS VAT

St Davids Commercial have not checked any fixtures and fittings and therefore cannot 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 this

**NEW 5 YEAR LEASE**

**£45,000 PER ANNUM**