



**St. Davids
Commercial**

TO LET

Ref: SD 2505

Industrial Warehouse Unit - £16,500

8 Cwrt Roger Mostyn, Llandudno



This Industrial Warehouse unit is in a prime industrial area within Llandudno. Situated on Builder Street, the unit has close links to the A470 giving convenient access to the A55 along with on-site parking. The unit boasts an accessible and adaptable space for business looking for seamless distribution and storage solutions.

**NEW LEASE AVAILABLE
£16,500 PER ANNUM**

CALL US 01492 534881

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St Davids Property Management Ltd.
Address as Above
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ACCOMMODATION

The property is arranged over the ground floor with ancillary office accommodation, the approximate area is as follows:

Ground Floor – 153.29m² (1,650 square feet)

Lease terms by negotiation.

EPC Rating B expires 16th October 2032

RENT - £16,500 plus VAT per annum

Rateable Value £9,900.00

Service Charge 15% of annual rent

Estimated Rates Payable £5,296.50

(the estimated rates payable may benefit from a Small Business Rates Relief for the 2023/24 financial year, reducing the stated figure).

All figures subject to VAT at the prevailing rate (if applicable)

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

Viewings Strictly By Appointment.

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.

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). St Davids Commercial for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. July 2023. Subject to contract.

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