

TO LET

PROMINENT OFFICE BUILDING

**53 MADOC STREET
LLANDUDNO
LL30 2TW**



REGULATED
BY RICS

ESTATE OFFICE

AWELON, GARTH ROAD, GLAN CONWY, COLWYN BAY, CONWY LL28 5TD

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DESCRIPTION

The premises comprise a well-appointed three-storey office building with a shop front, of traditional construction being brick built with a natural slate roof.

LOCATION

The property is located on Madoc Street, A well-established secondary mixed retail/leisure/office thoroughfare in Llandudno adjacent to the Victoria Shopping Centre and Car Park and within five minutes walking distance of Mostyn Street the primary shopping area and the main office zone for the town.

The railway station is within five minutes level walking distance and the A55 Expressway linking with Holyhead and the motorway network is within ten minutes driving distance.

ACCOMMODATION

The accommodation with dual access is arranged on three floors on a cellular basis and comprises:

GROUND FLOOR

Office 1
Store Room
Kitchen

FIRST FLOOR

Office 1
Office 2
Office 3
Male WC
Ladies WC

SECOND FLOOR

Office 1
Office 2

The accommodation benefits from gas central heating

Externally – 4 Car Spaces

TERMS

The property is available on a new 5 year full repairing and insuring lease at an initial rent of £18,000 per annum

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available for inspection by interested parties.

RATEABLE VALUE

£9,200 (2017 List)

VAT

Prices, outgoings are exclusive of, but may be subject to VAT.

VIEWING

By arrangement with the agents:

Richard Baddeley & Company

info@richardbaddeley.co.uk

Tel: 01492 580680

SUBJECT TO CONTRACT

Conditions under which Particulars are issued: Richard Baddeley & Company for themselves and the Lessors or Vendors of this property, whose agents they are, give 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 give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars.

