

Llandudno

Grand Theatre Broadway Boulevard Irving Road Gwynedd LL30 1YR

- **Prominent Vacant Freehold Nightclub**
- Town centre location
- Close to the seafront
- Totalling 1,571.66 sq m (16,917 sq ft)
- Site area 0.3 acres
- Potential for alternative uses
- May suit owner occupier or investor
- No rates payable

TO BE OFFERED WITHOUT RESERVE (1)



Tenure

Freehold.

Location

Llandudno is the principal shopping centre for North-West Wales and is also the largest tourist resort in the whole of Wales. The town is situated on the North Wales coast, some 22 miles east of Bangor and 45 miles north-west of Chester.

The property is situated close to the seafront and Llandudno town centre and main promenade at the junction of Mostyn Broadway and Tyn Y Ffrith Road.

Occupiers close by include Venue Cymru and Mostyn Champneys Retail Park.

Description

This Grade II* Listed property is arranged on basement, ground and three upper floors to provide a large nightclub with licensed premises for 1,000 capacity with ancillary accommodation. The property benefits from a parcel of land to the side.

The property provides the following accommodation and dimensions:

Basement	281.20 sq m	(3,027 sq ft)
Ground Floor	814.40 sq m	(8,766 sq ft)
First Floor	389.80 sq m	(4,196 sq ft)
Second Floor	45.20 sq m	(486 sq ft)
Third Floor	41.06 sq m	(442 sq ft)
Total	1,571.66 sq m	(16,917 sq ft)

Site Area 0.121 Hectares (0.3 Acres)

Tenancy

The property is to be offered with VACANT POSSESSION UPON COMPLETION.

Planning

The property may lend itself to change of use, subject to obtaining all the necessary consents. All enquiries should be made with the local authority.

Local Planning Authority: Llandudno Town Council.

Tel: 01492 879130.

Rateable Value

We understand the rateable value is £96,000.

VAT

VAT is applicable to this lot.

Buyer's Premium (1)

There will be a buyer's premium of £5,000 to be paid on completion. Please refer to the Special Conditions of Sale.

Please Note

Buyers' attention is drawn to a letter dated 4th December 2014, from Llandudno Town Council to Conwy County Borough Council which has been disclosed in the legal pack.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Rating 110 Band E (Copy available on website).

Viewings

There will be specified block viewing dates. Please call the Auctioneers to be added to the viewing list.