

Llandudno 78/78A Mostyn Street Wales LL30 2SB

- **Virtual Freehold Town Centre Shop Investment**
- **Let to Cotton Traders Holdings Ltd**
- **Lease expires 2017**
- **Located between Superdrug and Millets and opposite W H Smith**
- **Current Gross Rent Reserved**
£50,000 pa



Tenure

Leasehold. Held for a term of 999 years from 29th September 1942 at £40 per annum.

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 on the west side of Mostyn Street, the principal retail thoroughfare in the town centre.

Occupiers close by include Superdrug (adjacent), Barclays and Halifax banks, Yorkshire Building Society, W H Smith and Sainsbury's.

Description

The property is arranged on basement ground and three upper floors to provide a ground floor shop with staff/ancillary accommodation on the upper floors.

The property provides the following accommodation and dimensions:

Net Frontage	8.6 m	(28' 3")
Shop Depth	21.7 m	(71' 2")
Ground Floor Sales	175.9 sq m	(1,894 sq ft)
First Floor	71.0 sq m	(764 sq ft)
Second Floor	76.9 sq m	(828 sq ft)
Third Floor	76.1 sq m	(819 sq ft)
Basement - no access		
Total	399.9 sq m	(4,305 sq ft)

Tenancy

The entire property is at present let to COTTON TRADERS HOLDINGS LIMITED for a term of 5 years from 12th March 2012 at a current rent of £50,000 per annum, exclusive of rates. The lease contains full repairing and insuring covenants subject to a schedule of condition. The tenant did not exercise their break option in March 2013.

Tenant Information

No. of Branches: 43.

Website Address: www.cottontraders.co.uk

For the year ended 31st January 2012, Cotton Traders Holdings Limited reported a turnover of £76m, a pre-tax profit of £4.1m, shareholders' funds of £15.1m and a net worth of £15.1m.

(Source: riskdisk.com 14.02.2013.)

VAT

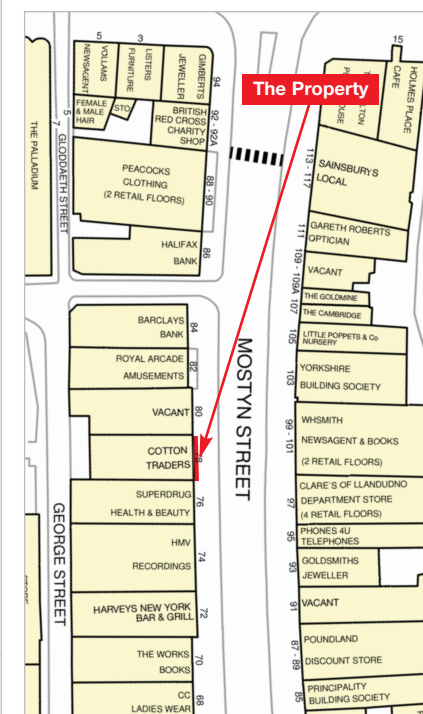
VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 43 Band B (Copy available on website).



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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