



**FOR SALE TO BE SOLD AT AUCTION 08.07.25**

**10 Mostyn Street, Llandudno, LL30 2PS**

4-storey end terrace mixed use period building with vacant possession  
3,693 sq ft (343.06 sq m)

**LegatOwen**  
CHARTERED SURVEYORS



## Description

The property comprises a four storey end terraced period building and benefits from:

- Ground floor retail space
- Office accommodation and 1st and 2nd floors
- One bedroom residential apartment on 3rd floor
- Potential for residential conversion on the upper floors subject to planning
- Situated in a popular retail position with high footfall
- The building is not listed but is located within a conservation area

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

	GIA sqm	GIA sqft
Ground Floor Sales	139.15	1,498
First Floor	84.79	913
Second Floor	31.39	338
Third Floor	42.56	458
Flat	45.17	486
<b>Total</b>	<b>343.06</b>	<b>3,693</b>

## Tenure

The property is available for sale on a long leasehold basis by way of lease from Mostyn Estates Ltd dated 6th October 1947 for a period of 999 years from 24th June 1947 at an annual ground rent of £400.

A subsequent Deed of Variation provides a user clause for use as;

‘the premises demised by the lease as a general retail shop with offices or flats on the first, second and third floors’.

## Auction

The property is to be sold at auction via Pugh Auctions on 8th July 2025.

[Click here](#) to refer to the auctioneers website for further details and legal pack.

Auction guide price of £185,000+.





## Business Rates

Details available upon request.

## Energy Performance Certificate

Copies of certificates available upon request.

## Utilities

Mains water drainage, gas and electricity all connected to the building.

## Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

## Legal Costs

Each party is responsible for their own legal costs.

## VAT

All terms will be subject to VAT at the prevailing rate.

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

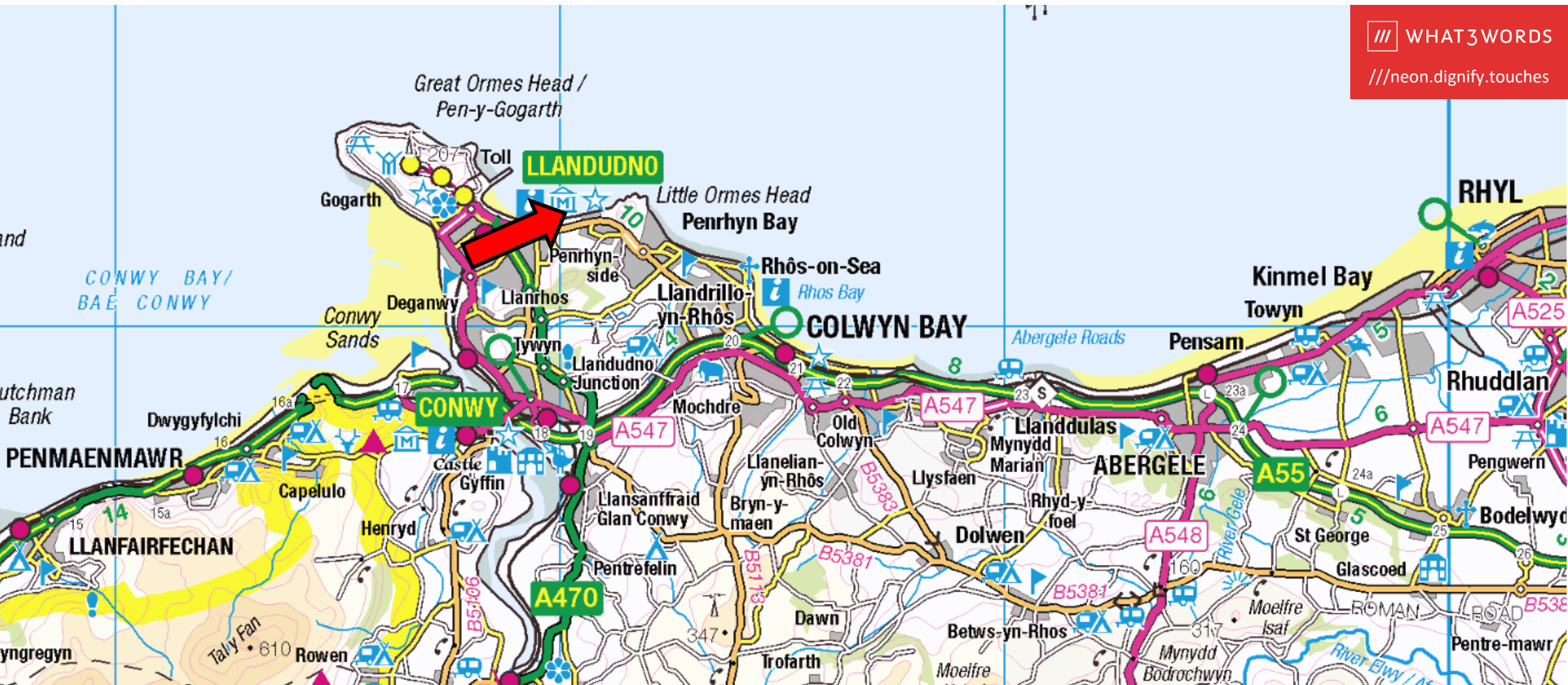




## Location

Llandudno is the principal retailing town on the North Wales coast with excellent road access from the A55 and A470. The town offers a quality shopping environment and draws from an extensive catchment area including Anglesey and the Llyn Peninsula.

The subject unit occupies a prominent trading position on Mostyn Street, which is the towns prime pitch.



WHAT3WORDS  
///neon.dignify.touches

## Contact:



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DATE PREPARED: **FEBRUARY 2025**

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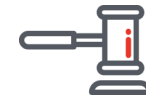
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