

TO LET

The Former Clarence Hotel Gloddaeth Street Llandudno



Location

Situated to the north of Llandudno town centre, on Gloddaeth Street, close to Mostyn Broadway and the established restaurant and bar areas situated along Mostyn Street and Chapel Street. It is approximately 400 metres from the Victoria Centre at the heart of the town.

The proposed development provides an opportunity to secure prominent ground floor accommodation at the centre of Llandudno, close to the town centre, JD Wetherspoons and many other established bar/restaurant/leisure uses.

Description

The development will provide a 76 bed Travelodge above ground floor/retail/leisure accommodation.

The ground floor is to be let as two single units. Basement accommodation can be made available with the ground floor units as required.

Planning

A planning application has been submitted for the development. The application will constitute hotel, A1, A2, A3, A4 and D2 uses within the Town & Country Planning (Use Classes) Order 1990.

Accommodation

Unit 1		
Ground Floor	4404 sq.ft.	409 sqm
Basement	2203 sq.ft.	205 sqm
Total	6607 sq.ft.	614 sqm

Unit 2		
Ground Floor	2833 sq.ft.	263 sqm
Basement	1106 sq.ft.	103 sqm
Total	3939 sq.ft.	366 sqm

Timing

It is anticipated that the accommodation shall be made available for occupation late 2012.

Rateable Value

The premises are not currently assessed for rating purposes. Any enquiries should be directed to Conwy CBC 01492 574559.

Service Charge

A service charge will be levied to cover costs of insurance, repair and maintenance of common areas. At this time no budget has been determined.

Tenure

The premises will be let on leases for terms of a minimum of 15 years, subject to upward only rent reviews in each 5th year of the term.

Legal Costs

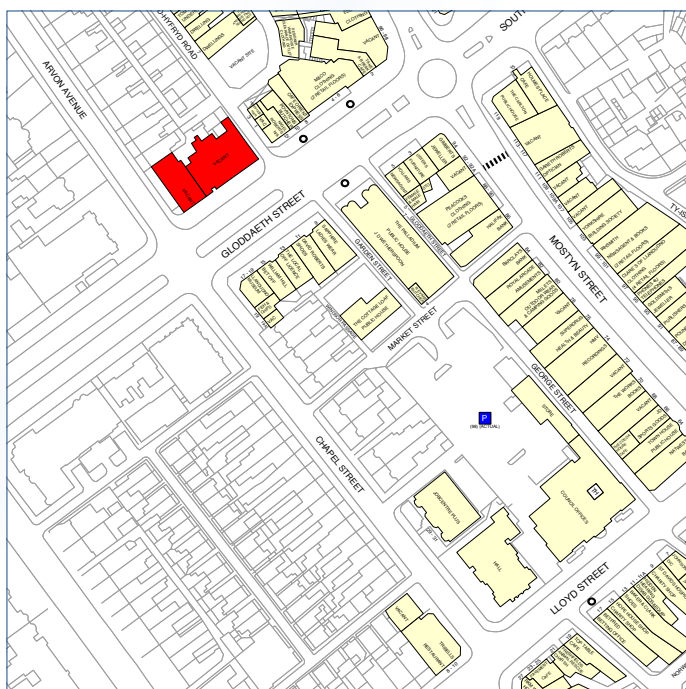
Each party is to be responsible for their own legal costs incurred in this transaction.

VAT

Prices, outgoings and rentals are exclusive of but may be liable to VAT.

Energy Performance Certificate

An EPC will be provided upon completion of the units.



Viewing

Strictly by appointment through the joint agents:

Neil Bowler - Jenics

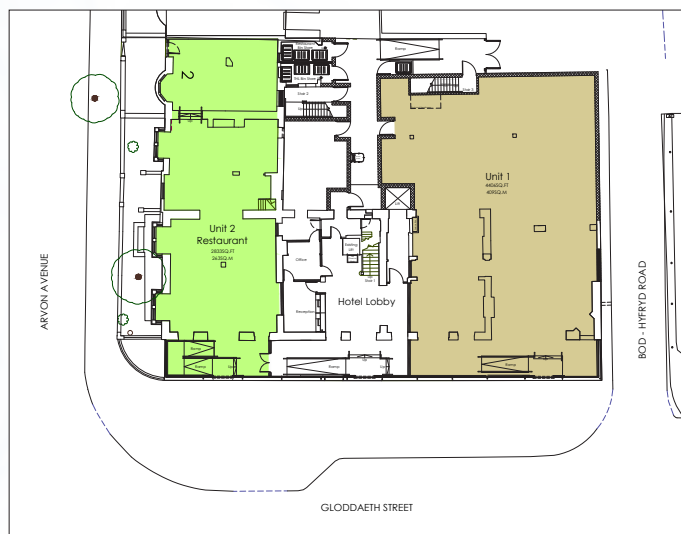
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Subject to Contract

October 2011

jenics



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