



Quality CBD Freehold

Offices • Retail • Medical/Consulting

Shop 29, 11 Yorktown Square, Launceston, Tas 7250

Floor Area:

106 m²

Land Area:

106.00 m² (approx)

Sold

Contact Agent

Sold: Mon 25-Oct-21



Property Description

Located within the Yorktown Square, this well presented property represents a great introduction to commercial property investment, or potentially somewhere to owner occupy. At just over 100m2 the tenancy is a manageable size for a small business and would be suitable for a number of uses.

The property has undergone a complete refit only two years ago, this included a refresh of the open plan main area, newly constructed meeting room, kitchen and a disability accessible toilet. Facing North the tenancy receives a sufficient amount of natural light throughout the day which benefits the open plan layout.

The Launceston property market is currently red hot and properties of this calibre and price point are not available for long!

Offers invited over \$350,000

Features include:

- Current net rent \$19,759.20 ex GST (after recoverable outgoings)
- Prominent high profile position in Yorktown Square
- Building: 106m2 approx.
- Land: 106m2 approx.
- Zoning 'Central Business' (22.0)
- High quality fit out only two years old
- Disability access including toilet
- Reverse cycle air conditioning
- Well-presented commercial property maintained to a very high standard

Outgoings: (previous financial year)

Land Tax: \$968.50...

Additional Details

Zoning
Central Business
(22.0)

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