



## Business & Freehold Opportunity

Retail

Westbury Hardware & Homeware, 62 Meander Valley Road, Westbury, Tas 7303

**Floor Area:** 983 m<sup>2</sup>

### Property Description

A superb opportunity to purchase a Homeware/Hardware business with increasing turnover year on year. This business is located in one of Meander Valley fast growing towns of Westbury, which has become a very popular commuting township to the Launceston City Centre.

The business has been showing a steady turnover year on year with current turnover of the Homeware/Hardware business underpinned by the stable permanent population and increasing tourism markets.

The Property generates income from the Homeware/Hardware Business, whilst the café is currently leased out & additional rental income is received from the warehouse at the rear.

The Owners will Offer For Sale the Freehold property to the successful buyer of the Homeware/Hardware business, or alternatively the business can be purchased on a lease arrangement.

Expected Net Rental Income - \$83,140pa + GST + Outgoings

Business - For Sale - \$50,000 + SAV...

### For Sale

Freehold- Offers Over \$800,000  
For Sale

### Additional Details

#### Tenure Type

Tenanted  
Investment

#### Zoning

Urban Mixed Use



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**Rodney Rawlings**  
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**Knight Frank - Launceston**  
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