



78 Gilbert St, Latrobe



PASSIVE INVESTMENT LATROBE GEORGIAN STYLE BUILDING RENTAL INCOME \$91,000+GST PER ANNUM

Rare Georgian style heritage building with a tranquil courtyard is looking for new landlord.

Current owners, since circa 2010, have done extensive renovations and given an all-new look since they took over this property. This iconic establishment is spread over approximately 1214 square meters, with beautifully landscaped courtyard gardens that would want you to immerse yourself in the serenity of nature.

Prepare to be captivated by the epitome of timeless sophistication- Axminster Carpets in the gift shop, staircase and upstairs. Cafe has polished floorboards, quirky pictures on the wall and classic furniture setting, patrons are guaranteed delight by views of the garden, quality food and plenty of natural light.

Some highlights of this investment:

- >Long lease 9 years in total, ROI 6.5% pa gross.
- >Landlord pays land tax and building insurance.
- >Latrobe is one of the leading suburbs in terms of fastest housing growth in Tasmania.
- >Main road frontage.
- >Upstairs are 4 rooms with French ceilings, kitchen, office and bathroom

Price	Passive Investment \$1,400,000
Property Type	Commercial
Property ID	1101
Office Area	1 m2

AGENT DETAILS

Paul Scott - 0477771098
Praveen Pant - 0432 256 682

OFFICE DETAILS

Tasmanian Business and Property Sales
31 Encee Dr St Leonards, TAS,
7250 Australia
0432256682



(toilet and shower).

>French cafe downstairs with courtyard.

>Thousand of visitors visit Latrobe every year, widely popular for historic buildings, only 12 minutes from Devonport-Spirit.

>Cafe indoor seating for approx 38 & 60-70 patrons outdoors.

>Equipped with approx 35 solar panels, low power costs for the tenant.

>Brand new toilet block in the courtyard.

Enquire for an inspection.

Call Praveen Pant on 0432 256 682 or contact Paul Scott on 0477 771 098
email: praveenp@tasbps.com.au/ pauls@tasbps.com.au.

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NOTE: All figures are approximate.

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