



Deloraine



## PASSIVE COMMERCIAL INVESTMENT – DELORAINE

3 Established Tenancies | Approx. 10.5% Return

Freehold passive investment with established tenants in place.

This commercial property comprises three long-standing tenancies including a bakery, a retail shop and a 3 bedroom apartment. The bakery is the only bakery operating in Deloraine, is a hive of activity enjoying a high turnover, providing strong tenant covenant and income security.

Positioned on a large allotment within the main commercial strip, the property offers a genuine set-and-forget investment with strong cash flow and minimal landlord responsibility.

On-site parking for approximately seven vehicles.

Investment Summary

Gross Rental Income: \$99,800 per annum + GST

Indicative Yield: Approx. 10.5%

Outgoings: Largely paid by tenant

Tenant Contribution: Approx. 60% of rates, land tax and TasWater

Landlord Outgoings: Building insurance only

Property Details

Title: Volume 250999 / Folio 1

Price	SOLD
Property Type	Business
Property ID	1943

### AGENT DETAILS

Praveen Pant - 0432 256 682

Paul Scott - 0477771098

### OFFICE DETAILS

Tasmanian Business and Property Sales

31 Eence Dr St Leonards, TAS,

7250 Australia

0432256682



PID: 6261674

Land Area: 1,110 sqm (approx.)

Zoning: General Business

A tightly held commercial asset in a strong regional centre offering high yield, solid tenant security and low holding costs. Well suited to investors seeking reliable passive income.

Enquire today for a confidential discussion, information will be supplied to qualified buyers only. Do not hesitate to contact Praveen Pant on 0432 256 682 or contact Paul Scott on 0477 771 098 email: pauls@tasbps.com.au.

**INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF. NOTE: All figures are approximate.**

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.