



95 Macquarie Street, George Town



NO INGOING OPPORTUNITY CAFE BAKERY DO YOUR OWN BUSINESS RENT \$350+GST+OG WEEKLY NEW LEASE

An exciting entry level opportunity is now available to secure a spacious commercial premises in a prominent main road location in George Town.

Currently trading as a bakery, the property offers a great opportunity for an incoming tenant to establish their own business. Subject to the appropriate approvals, the premises could potentially suit a range of uses, including food, retail, office or other commercial purposes.

Key Features:

- Prominent main road frontage
- No goodwill or ingoing business cost
- Opportunity to establish your own business
- Landlord is open to considering a range of suitable uses STCA
- New long-term lease available
- Excellent opportunity for an experienced operator or new business venture
- 3 phase power, NBN, 1x walk in cool room, split system, commercial flooring, no grease trap, bottled gas
- Approx 120 sqm floor area

The incoming tenant will be responsible for making their own enquiries with the relevant authorities, including George Town Council, regarding the suitability and approvals required for their intended use and undertake any

Price	NO INGOING
Property Type	Business
Property ID	2192

AGENT DETAILS

Praveen Pant - 0432 256 682

OFFICE DETAILS

Tasmanian Business and Property Sales

31 Ence Dr St Leonards, TAS,
7250 Australia
0432256682



works required to prepare the premises for operation.

Lease Details:

Bond: Equivalent to 3 months' rent

Outgoings payable by tenant: Including rates, water and land tax

Approximate annual outgoings: \$4,100

INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS
AND ENQUIRIES IN RELATION TO THE PROPERTY AND NOT TO RELY
UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY
ANYONE ON HIS/HER BEHALF.

Please Note: All figures quoted 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.