

170 Percy St, Wellington, NSW 2820

\$349,500

Retail Shop



## Prime Tenanted Investment

Situated in a prime CBD location with major Supermarkets, Post Office and other retail shops all within a short distance, you will find this tenanted strata title building.

This high profile location also has an abundance of parking options with on street, public parking across the road and the parking areas for the supermarkets.

The building has been utilised as a takeaway food outlet for many years and well frequented by the locals.

It is now the new home for 'Food to Go' which is also a long established successful takeaway operation.

The current lease was enacted in October 2024 and due for option renewal in 2027 with the sale also including plant & equipment as noted in the contract of sale.

Here is an opportunity to get a foot hold into an affordable investment property.

Call Gary Francis on 0428 495 830 for further information.

Finance pre-approval is preferred prior to an inspection by appointment only.

\* Images reflect properties at the time when the photos were taken or in some cases at an earlier point to accommodate the privacy of the tenant or owner. Seasonal changes & maintenance can affect the current presentation. Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. Prospective buyers are urged to rely on their own enquiries.

### Open for Inspection

By Appointment.

### Listed By

Gary Francis  
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