

2/91 The Heights , Hillvue, NSW 2340**\$375,000 HILLVUE**

Industrial Land

**HILLVUE – Freehold Premises Only**

Call First National Real Estate Tamworth on (02) 67666122.

Lot 2 in Strata Plan 80421 is 237 Sqr Mtrs.

Currently leased at \$600 per week (\$31,200 per year).

Lease expires approx: 30th April 2028.

The current tenancy is operating as a newly refurbished bar and private function centre called, "Tomms Bar".

Overlooking the Longyard Golf Course this is one of Tamworth growth suburbs. Now is your chance to own this prized piece of real estate in the very heart of this popular retro residential estate.

The strata complex consists of a mixture of commercial & residential. There is front and rear lane access.

- 173 sqr mtr shop ground floor space + 48 sqr mtrs as 4 x vehicle spaces.
- Large glass frontage with bi-fold windows.
- 3 Entrance doors
- Designated enclosed storage room
- 3 Toilets – 3 vanities (1 x Disability bathroom)
- Reverse cycle air
- Natural gas connected

Please note – the kitchen fit out and cool room is not included in the sale.

OUTGOINGS:

ADMIN - \$2,450 PER 6 MONTHS

SINKING FUND - \$210 PER 6 MONTHS

Listed By

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Open for Inspection

By Appointment.

