

## 26 Wollombi Rd, Cessnock, NSW 2325

**Sold - \$900,000**

Retail Shop



### Tenant Commercial Investment Cessnock

Have you been searching for a commercial investment? 26 Wollombi Rd, Cessnock should tick all your boxes. This modern retail space with attached residential accommodation and garaging is well positioned to capitalise on the growing local population.

\$69,662.98 + GST + outgoings payable by tenant (council, water, public liability, AFSS all utilities)  
Outgoings payable by landlord: Land tax if applicable and building insurance (\$4,184.64 inc gst in 2024)  
Net income 2024/25 \$65,524.34  
Lease 5 year ending 2/4/2029 with 5 year + 5 Year option CPI annual increases

With approximately 135m<sup>2</sup> gross lettable floor space for the shop and approx 125m<sup>2</sup> for the residence  
809m<sup>2</sup> total land size – 20.1m frontage x 40.2m depth

For more information and to arrange your inspection of this property please contact  
Bryce Gibson today 0422 227 668, or the office on 02 4050 6000.

**Open for Inspection**

By Appointment.

### Listed By

Bryce Gibson  
Phone: (02) 4990 5333  
Mobile: 0422 227 668



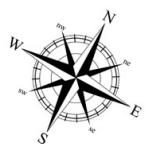
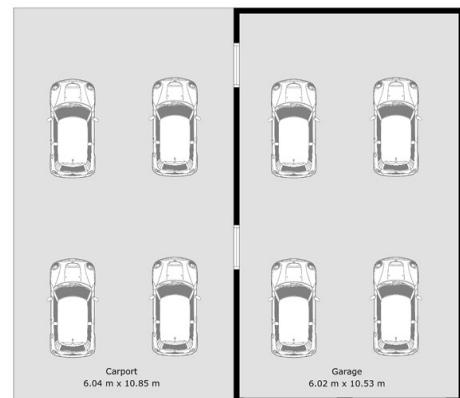
Listing Number: 3433569

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Floorplan

## 26 Wollombi Road, Cessnock



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**LJ Hooker**  
Cessnock

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