LJ Hooker Cessnock
84 Vincent Street,
CESSNOCK NSW 2325

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 position 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 135m2 gross lettable floor space for the shop and approx 125m2 for the residence
809m2 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

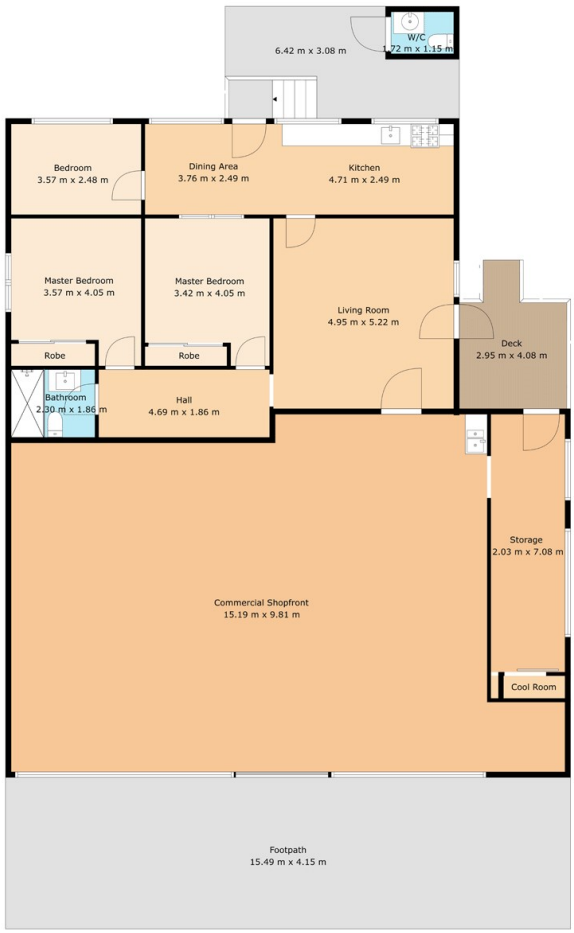
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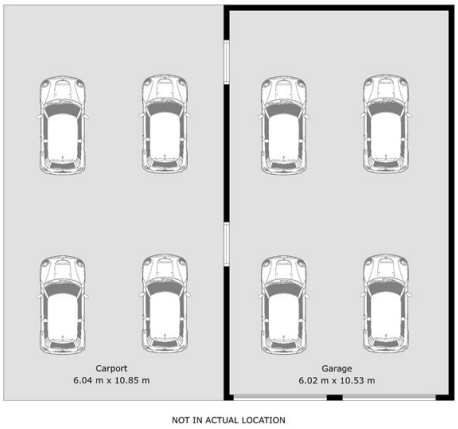
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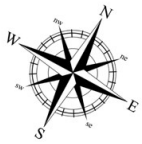
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Floorplan

26 Wollombi Road, Cessnock







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