

83 Vincent St, Cessnock, NSW 2325

Sold - \$295,000

Office Suite



Commercial Opportunity in Cessnock CBD

Are you looking for a commercial investment in the heart of Cessnock? 83 Vincent Street, Cessnock will tick all your boxes.

This neat and tidy office space offers ample room, staff bathroom facilities and rear lane access plus entry. There is also an abundance of public car parking at rear plus on street parking.

With approximately 95sqm gross lettable floor space.

Lease 1 year with 1 year option
\$23,400 + GST + 100% outgoings payable by tenant*

Property Quick Facts:

- Office space – E2 commercial centre zoning
- 202.30sqm approx total land size - 5.125 m frontage x 40.40m depth
- Rear entry and rear lane access with parking available
- Council Rates \$2,948 pa approx. – Water Rates \$1,232 pa approx.

*outgoings include council rates, water rates, building insurance

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

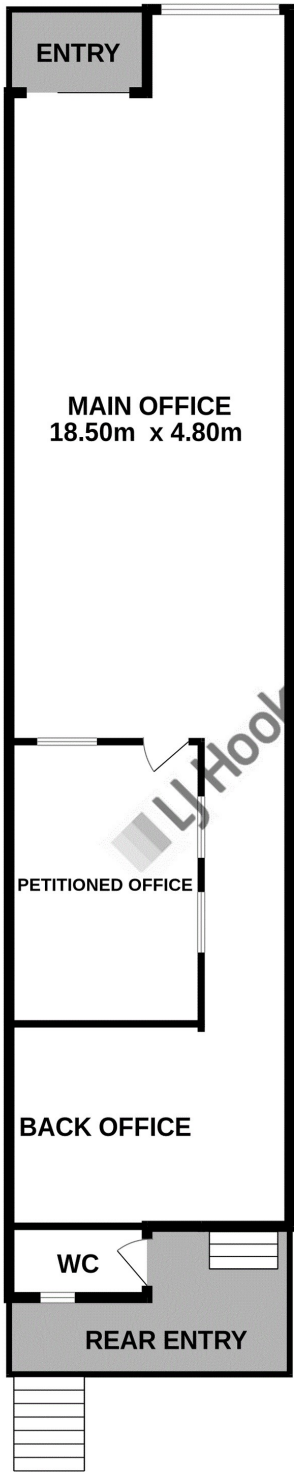
By Appointment.

Listed By

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



Floorplan



TOTAL FLOOR AREA : 95.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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