

88 Vincent St, Cessnock, NSW 2325

Sold - \$550,000

Retail Shop



Tenant Commercial Investment

Are you looking for a commercial investment in the heart of Cessnock? 88 Vincent Street, Cessnock will tick all your boxes. This modern retail space offers ample room, both front and back of house + storage. The property has the added bonus of access to the rear of the building. There is also an abundance of public car parking at rear of the building

Open for Inspection

By Appointment.

With approximately 119m2 gross lettable floor space 239.6m2 of total land size.

\$35,000 + GST + 100% outgoings payable by tenant*

Lease 3 year ending 31/3/2027 with 3 year option 3% annual increases

Property Quick Facts:

E2 commercial centre zoning

239.6m2 total land size - 5.9m frontage x 40.2m depth

Rear entry and rear access with private and public parking available - Staff WC facilities

* Outgoings include council rates, water rates, building insurance, land tax

* Council Rates \$3,014 pa. Water Rates \$960 pa approx.

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.

Listed By

Bryce Gibson

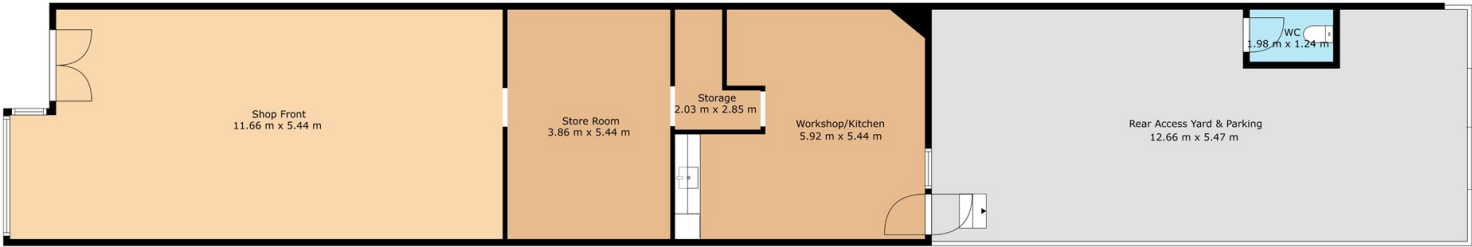
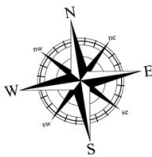
Phone: (02) 4990 5333

Mobile: 0422 227 668



Floorplan

88 Vincent Street
Cessnock



TOTAL: 117 m2
FLOOR 1: 117 m2
EXCLUDED AREAS: PATIO: 67 m2

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Cessnock