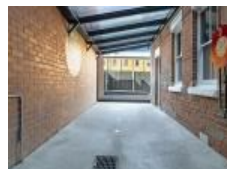
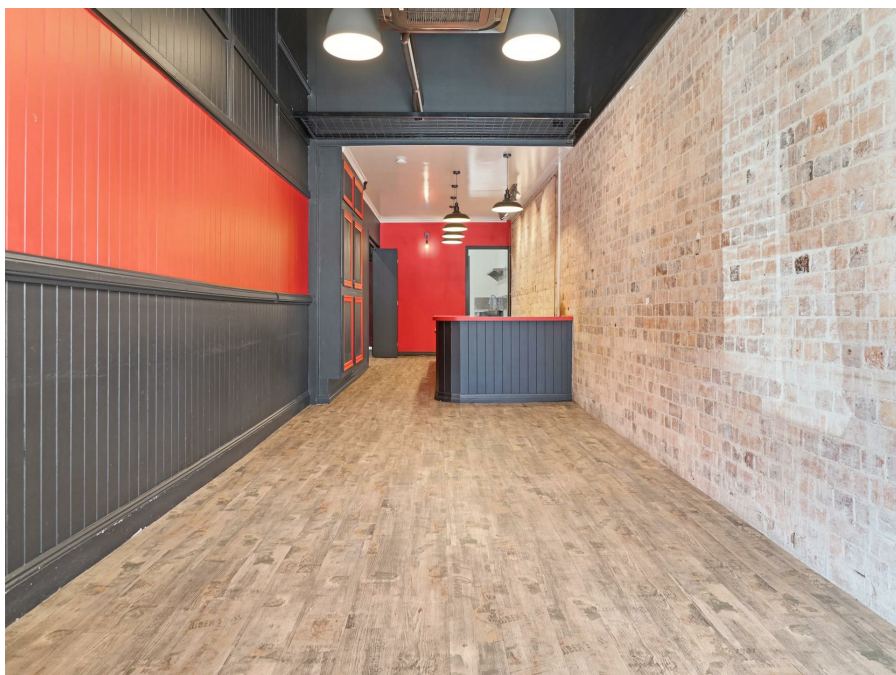


**Ground Flo/488 Ruthven St, Toowoomba City, QLD 4350**

**\$46,000 p/a + outgoings + GST**

Office Suite



## Character-Filled Café Opportunity with Contemporary Appeal

Position your hospitality business in one of the area's most distinctive café opportunities. Combining exposed heritage brickwork with contemporary finishes, this 211m<sup>2</sup> ground floor tenancy offers a warm, inviting atmosphere ready to be transformed into your own unique dining destination.

### Open for Inspection

By Appointment.

#### Property Features

- 211m<sup>2</sup>\* ground floor tenancy
- Stunning exposed brick walls with heritage character
- Contemporary fit-out with high ceilings
- Basic commercial kitchen platform
- Existing extraction canopy and stainless-steel preparation area
- Covered all-weather outdoor dining area
- Private rear courtyard
- Large storeroom or office
- Onsite amenities
- Two exclusive onsite car parks with access into tenancy
- Prominent main street frontage

For further information or to arrange an inspection please contact Alice Ridgway on 0488 085 880.

#### Listed By

Jacob Carlile  
Phone: (07) 4637 8633

