

**Shop 14/656 Toowoomba Connection Rd, Withcott, QLD 4352**

**Leased - \$35,000**

Medical/Consulting



## Ready To Go - Shopping Centre Butcher/Food Processing

A wonderful opportunity to secure an 85 sqm butcher shop tenancy within the "Withcott Town Centre" shopping centre less than 10 minutes from Toowoomba.

**Open for Inspection**

By Appointment.

This tenancy has already been fitted out with full stainless benches and food display fridges, cold room, food processing area. Great access for trucks at the back door of this tenancy to make ease for deliveries and outgoing orders. This is a thriving community with frequent traffic to the centre which offers a range of services for local residents as well as travelers passing through and has many good long-term tenants such as a Foodworks, GP, Dentist, Bakery, Real Estate and food outlets.

Located along the eastbound highway of Withcott between Toowoomba and Brisbane in the same location as the Freedom Fuels Service Station and the new Adrenaline Sports premises. There is ample car parking available and common male and female amenities for use of all at the center. Ease of access through to the Withcott Industrial Park, where the proposed multimillion project for the Lockyer Valley Fruit and Vegetable factory has been approved. Home to Venetia and Pentair in the iconic "Southern Cross" sheds at the foot of the Toowoomba Range. Shop 15 is found next door to Oh La Latte cafe and the butcher's shop.

This tenancy is ready to move into and to give your own personal touch. Providing excellent exposure opportunities for your business with signage on the highway front and also at the front of the shop.

Features include:

- 10 minutes from Toowoomba CBD
- 85sqm ready to move into
- Quality fit out with display fridges, cold rooms, food processing/preparation areas
- Good Access for delivery trucks
- Excellent exposure site in fast growing community
- Popular shopping centre with long term tenants
- Ample car parking
- Gross rental arrangement

To arrange an inspection or learn more, contact Alice Ridgway on 0488 085 880 or Leon Carlile on 0418 795 484.

### Listed By

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