

2/91 The Hts, Tamworth, NSW 2340**Sold - 3/03/2022**

Retail Shop

**HILLVUE - Investors Take Note...**

For Sale – Freehold- New Price

The building is currently leased at \$600 per week until 30th April 2024. Annual income \$31,200.

Current tenant is operating as "Tomms Bar", a newly refurbished bar and private function center.

Located in one of Tamworth growth suburbs, this is your chance to own this prized piece of real estate in the very heart of this popular retro residential estate.

Lot 2 is a Strata Title with 237sqm in total.

The complex consists of a mixture of commercial & residential. There is front and rear lane access.

- 173 sqm shop ground floor space + 48 sqm
- Large glass frontage
- 3 entrance doors
- 4 x 13 sqm garage spaces
- 4 Toilets
- 3 Bathrooms including a disabled bathroom
- Reverse cycle air
- Natural gas connected

STRATA FEES:

ADMIN - \$2,041 PER 6 MONTHS

SINKING FUND - \$ 714 PER 6 MONTHS

COUNCIL RATES: APPROX \$2,100 PER YEAR

WATER RATES ARE BASED ON USAGE

Listed By

Margo Taggart

Phone: (02) 6766 6122

Mobile: 0427 167 282

Open for Inspection

By Appointment.

