

46-48 Vincent St, Cessnock, NSW 2325

Sold - \$600,000

Retail Shop



## Cessnock Commercial Investment

Two form the price of one. 46-48 Vincent st Cessnock is a perfect dual income investment property perfectly suited for a small commercial investor.

46 Vincent Street Cessnock - Currently leased to The Lash and Beauty House. Is an entry level office or retail space within the Cessnock CBD. The yearly rent is \$10,909.09 (ex gst), plus the tenants pays 33.33 % of Council and water rates.

Lease until 31st March 2022 with 1 year option to renew.

48 Vincent Street Cessnock - Currently leased to Mango Duck. Is a long established food business within the Cessnock CBD. The yearly rent is \$30,876 (ex gst) per year, plus the tenant 66.66% of Council and water rates.

Lease until 14 October 2022 with 5+5 year option to renew.

Gross combined yearly rent : \$41,785.09 (ex gst) Zoning: B3 Commercial core Land size: 404 m2 10m wide by 40m deep

Council rates: \$5520.20 per year (tenants pay) Water Rates: \$2341.23 per year (approx) (Tenants pay)

Building Insurance: \$2395 per year (owners pay)

With a flexible and adaptive floor plan this property offers a great start to any small or first time investors portfolio  
Ample public car parking available at rear of the building with access form rear or side pedestrian lane.

To arrange your inspection today please contact Bryce Gibson and the team at LJ Hooker Cessnock today.

**Open for Inspection**

By Appointment.

### Listed By

Bryce Gibson

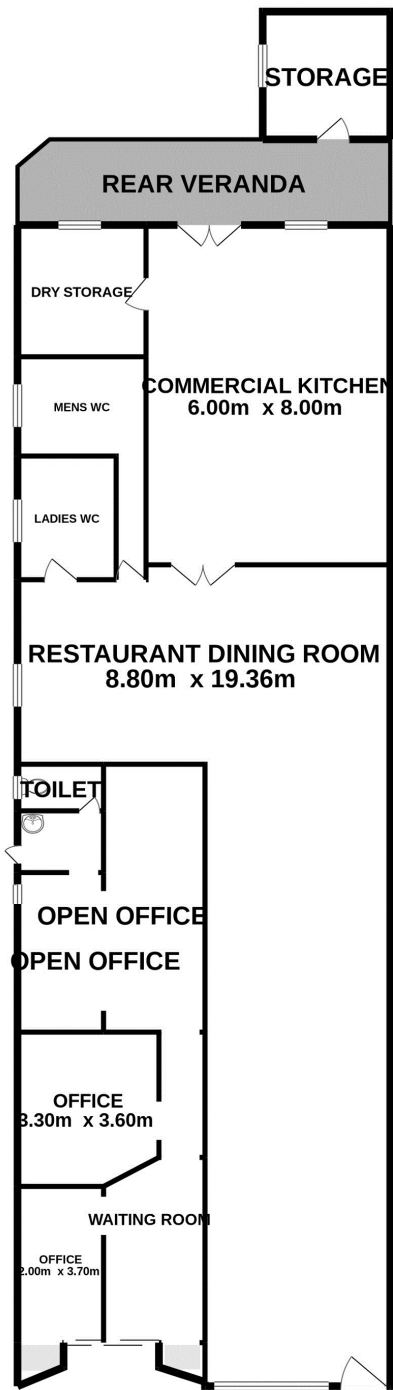
Phone: (02) 4990 5333

Mobile: 0422 227 668



Floorplan

GROUND FLOOR  
247.0 sq.m. approx.



TOTAL FLOOR AREA : 247.0 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.  
Made with Metropix ©2021