

1F Cooper St, Cessnock, NSW 2325

Sold - \$655,000

Retail Shop



## Cessnock Commercial Investment 6.375% net return\*

Wanting to buy a commercial space with a long term tenancy already in place?

Your search ends here, 1F Cooper Street Cessnock is now readily available for your purchase.

Situated centrally in Cessnocks most renowned and commercially active locations of the CBD. With ample customer parking at the rear of the building coupled with the added benefit ample of passing trade the sky's the limit for this tenanted investment.

Currently occupied by Cessnock Curry & Kebabs, the tenants are in a fixed term lease until January 2026 with an additional 5 x 5 year option which could take the current tenancy out until 2036.

Monthly rental: \$3,973.75 per month inc gst

\*Tenants pays 100% of the following outgoings: council rates, water rates, plate glass insurance & Land Tax, fire safety statement.

You have approx 174sqm of floor space plus front court yard. Fully air-conditioned with commercial kitchen plus male and female in toilets

For more information on their exceptional tenanted investment and to arrange your inspection, please contact Bryce Gibson or Bree Perkins at LJ Hooker Cessnock today.

Open for Inspection

By Appointment.

### Listed By

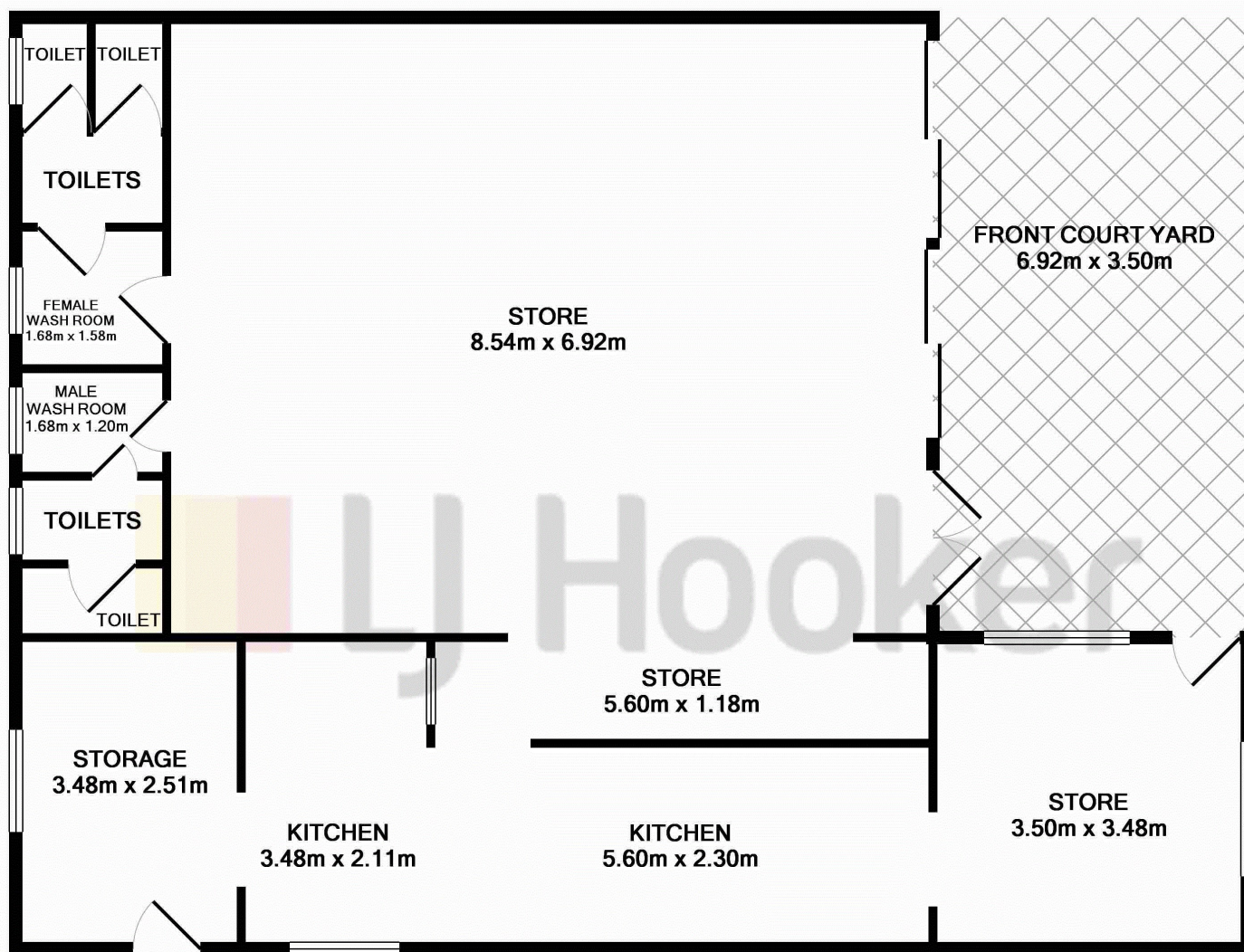
Bryce Gibson

Phone: (02) 4990 5333

Mobile: 0422 227 668



## Floorplan



TOTAL APPROX. FLOOR AREA 118.5 SQ.M. (1275 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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