



## 1 Lyndoch Valley Road, LYNDPOCH, SA 5351

### Multipurpose Complex - Cellar Door/Licensed Venue/Office/Distribution

Main entrance gateway to the Barossa Valley wine and tourism region. Renovated highly visible complex corner block. Freehold for sale due to business restructure/relocation. Adjoining 1290m2 site available if larger site/warehousing required. Extensive renovation of old bank building culminating into a visibly appealing modern building with a mix of modern and character features. High ceilings, exposed timbers, floor to ceiling glass windows, rounded timber cellar door counter features with jarrah bar. Licensed venue for cellar door and functions. Commercial kitchen with central island bench, dishwasher and food preparation areas. Glass window display refrigeration, old bank safe with original steel door, ideal for cellar, walk in pantry or storage of money. Five offices of various sizes. Smart wiring, data cabling, alarm, individual reverse cycle air-conditioning wall units and ducted zoned reverse cycle air conditioning. Outdoor entertaining area, sand stone pavers, glory vine covered rendered walls and shade sails. Disabled, male and female facilities. The internal accessed rear storeroom has truck and fork lift height access roller door, commercial strength cement floor, pallet stacking and mezzanine storage areas. Corner location, two entry points, 12 car parks, total area 1391m2. Lyndoch is the gateway to the world famous Barossa valley, and is a busy first stop tourist centre with cafes, bakerys and adjoining parkland. Purpose built for cellar door and function room, with shared administration for national distribution company. Rent back for 4 6 months option. Adjoining land available zoned town centre for non contingent sale suitable for development/warehouse. If you want your business to have a high exposure to a continuous flow of customers, and move into a modern and charismatic building, this is

**TYPE:** Sold

**INTERNET ID:** 300P25880

#### **SALE DETAILS**

**Expressions of Interest  
by 23rd June 2016**

#### **CONTACT DETAILS**

**Barossa**  
127 Murray Street  
Tanunda, SA  
(08) 8562 2883  
RLA: 62833

**Elders Real Estate  
Corporate**

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

the perfect step forward.

RLA239205

- Land Area 1,391.00 square metre
- Commercial Type:
- Building Area: 607.00 square metres





