



Outline indicative only



39 Winifred Jane Crescent, HADSPEN, TAS 7290

Property Portfolio starter in rapidly growing suburb

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.

Fully leased retail premises occupied by Hadspen Post Office and Newsagency.

Hadspen, just 10-15 minutes from central Launceston, is experiencing significant residential growth and the Post office/Newsagency forms an essential service to that growth community.

The investment is backed by a renewed 5 year lease from June 2025, with further option periods available.

The premises is one of three strata, with the others housing a Bottle-O liquor store and a beauty salon. The total property has shared on-site parking and is relatively low maintenance for Investors.

Current rent is \$20,800 nett of statutory outgoings, and is subject to annual C.P.I. rent reviews.

A great "entry level" commercial property investment. Open to offers in excess of \$345,000

- Commercial Type:
- Building Area: 119.00 square metres

TYPE: For Sale

INTERNET ID: SU114604

SALE DETAILS

Offers in excess of
\$345,000

CONTACT DETAILS

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