



48 Abbott Street, EAST LAUNCESTON, TAS 7250

East Launceston Lease Opportunity

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.

Elders Commercial is pleased to present a rare opportunity to lease a high-exposure, 'Local Business' zoned property in one of Launceston's most affluent suburbs. Positioned on Abbott Street, East Launceston's main arterial road, this flexible and well-located property offers significant appeal to prospective tenants.

Key property features include:

- Premium location in East Launceston - walkable to shops, caf  s and schools.
- Excellent frontage and signage exposure to Abbott Street.
- Functional layout including entry foyer, expansive hall with high ceilings, and renovated kitchenette and bathroom facilities.
- Zoned 'Local Business' under the Tasmanian Planning Scheme, offering broad commercial use potential.
- Ideally suited to office, professional services/consulting, medical, boutique retail or future redevelopment (STCA).
- Land area of 282sqm* with a total building area 110sqm*.

Please contact Fletcher Seymour or Rodney Rawling for more information or to arrange an inspection.

- Commercial Type:
- Building Area: 110.00 square metres
- Zoning: Local Business

TYPE: For Lease

INTERNET ID: SU114941

RENTAL DETAILS

Rent / Lease:

\$42,000 + GST and outgoings

CONTACT DETAILS

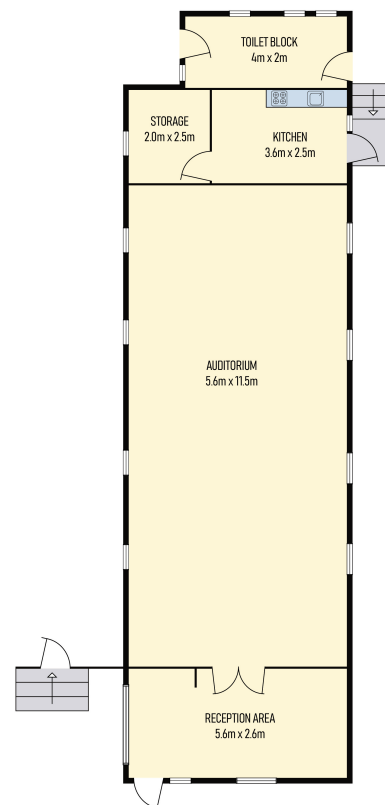
SURGA Launceston

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Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only.