



## Renovated Commercial Strip in Educational Precinct with Huge Incentive on offer

Retail • Medical/Consulting • Offices

Lot 2, 255 Herries Street, Newtown, Qld 4350

**Floor Area:** 102.0 m<sup>2</sup> - 208.0 m<sup>2</sup>

### Property Description

255 Herries Street, Newtown is situated in a strong growth area surrounded by prominent educational establishments within the Toowoomba Region. The site is directly across the road from The Glennie School which has grades from prep to year 12. This is further complemented by its close proximity to St Mary's College which has year 5 to year 12.

This site can suit a multitude of retail tenants that want to take advantage of the high traffic location to bolster their brand within the Toowoomba region. The Council stipulates that all retail tenants that don't draw away from the principle centre zone would be facilitated.

The property is only a 5-minute drive to the Toowoomba CBD and a quick drive to Clifford Gardens Shopping Centre providing excellent connectivity to the whole city for the eventual occupiers. The site is also a part for the Newtown Shopping Centre which houses tenants such as Kids Club Early Learning, Discount Drug Store and TAB.

Features Include:

- Flexible tenancy sizes that range from 102m<sup>2</sup>\* – 208m<sup>2</sup>\*.
- Brand new toilets for Customers and the Tenants. ...

### For Lease

Contact Agent  
Plus Outgoings

### Additional Details

#### Building

Whole



**Chris Stewart**

0451948001

**Claude Wilshire**

0427715322

LJ Hooker Commercial - Toowoomba

Level1, 677-683 Ruthven Street, South Toowoomba Qld 4350