



## Excellent CBD Opportunity

Retail • Offices

49 Stewart Street, Devonport, Tas 7310

**Floor Area:** 361 m<sup>2</sup>

**Land Area:** 594.00 m<sup>2</sup> (approx)

### Property Description

Located just over 50 metres from the Devonport mall, Halliwell Property Agents is proud to exclusively bring this prominent site to the leasing market. The site is superbly located on the fringe of Devonport's Living City project, with outstanding exposure from passing traffic along busy Stewart Street and glass frontage to the Edward Street intersection

Having been painted throughout in recent weeks and in excellent condition, the property offers approximately 361m<sup>2</sup> of floor space, consisting of an open plan retail area, kitchen, bathrooms and a storeroom

The site is wheelchair accessible throughout, including via the 11.5 metre open veranda at the entrance to the building with ramp and automatic doors, in addition to steps and a secondary single pedestrian entrance.

The north facing and predominately glass frontage exudes a warm and inviting space suitable for a multitude of retail uses or a large office space. The premises is also equipped with 3 air conditioning units.

In addition to 2 dedicated parking spaces for the tenants of the building, there is a Council operated car park at the immediate rear of the building and on

### Leased

Leased: Thu 12-Dec-19

### Additional Details

#### Car Spaces

2

#### Outgoings

\$9023



**Colin Rowlands**

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