



## Multi Tenanted Investment - WALE of in Excess of 8 years Net Rentals

Retail

17-19 Charles Street, New Norfolk, Tas 7140

**Floor Area:** 1,835 m<sup>2</sup>

### Property Description

Edwards Windsor have been appointed to offer for sale by Expressions of Interest, a multi tenanted investment opportunity, in the township of New Norfolk, approximately 40km from Hobart.

The property is strategically located in the township of New Norfolk, with frontages to George, Charles and Leatham Streets, opposite a modern Woolworth's supermarket, adjacent to Mitre 10 & McDonalds, and just off High Street, the traditional retail strip for this township.

The property is a former Woolworths supermarket, which has recently been converted, extended and totally upgraded to provide 3 modern tenancies, all subject to long term leases.

The three tenants, Shiploads, Zap Fitness and 9/11 Bottleshop, pay a total annual rental of \$300,000, plus all outgoings, with lease terms of between 7 and 10 years from early 2019.

The building has a gross area of approximately 1,835 sqm, situated on three titles, with a combined site area of approximately 6,825 sqm, incorporating approximately 125 car parks.

**Sold**

Contact Agent

Sold: {0}



### Commercial enquiries

03 6234 5500

### Edwards Windsor - Hobart

Level 2, 89 Brisbane Street, Hobart  
Tas 7000