



## Cessnock, 26 Wollombi Road

### Tenant Commercial Investment Cessnock

Have you been searching for a commercial investment? 26 Wollombi Rd, Cessnock should tick all your boxes. This modern retail space with attached residential accommodation and garaging is well position to capitalise on the growing local population.

\$69,662.98 + GST + outgoings payable by tenant (council, water, public liability, AFSS all utilities)

Outgoings payable by landlord: Land tax if applicable and building insurance (\$4,184.64 inc gst in 2024)

Net income 2024/25 \$65,524.34

Lease 5 year ending 2/4/2029 with 5 year + 5 Year option CPI annual increases

With approximately 135m2 gross lettable floor space for the shop and approx 125m2 for the residence

809m2 total land size &ndash; 20.1m frontage x 40.2m depth

#### For Sale

\$975,000 - \$1,050,000

#### Building Area

135-260sqm

#### Contact

**Bryce Gibson**

0422 227 668

bryce.gibson@ljhooker.com.au



**LJ Hooker Cessnock**  
(02) 4050 6000

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

For more information and to arrange your inspection of this property please contact Bryce Gibson today 0422 227 668, or the office on 02 4050 6000.

## More About this Property

Property ID	1HGVF5N
Property Type	Retail
Building Area	135-260 m2
Land Area	809 m2

**Bryce Gibson 0422 227 668**  
Selling Agent | Auctioneer | [bryce.gibson@ljhooker.com.au](mailto:bryce.gibson@ljhooker.com.au)

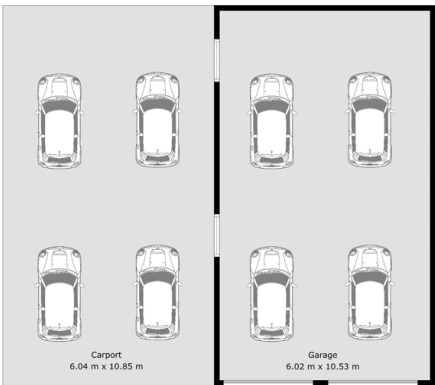
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