



Newtown, 143 West Street

Long Established Vet Clinic operated by VetPartners

LJ Hooker Commercial Toowoomba & South West are pleased to present to the market this outstanding investment opportunity located in one Australia's strongest economic regions. Operating since 1989, Herriott House is now a wholly owned subsidiary of Australian & New Zealand vet services provider, VetPartners.

- Leased to subsidiary of VetPartners which has recently been acquired by global investment fund EQT
- 5 year lease to October 2027 with 2 x 5 year options
- Tenant to pay all usual outgoings including management fees and land tax
- CPI Annual reviews
- Nett Income of \$119,953 per annum plus GST
- Prominent 1,685sqm corner location opposite one of Toowoomba's famous gardens, Laurel Bank Park
- Toowoomba is Australia second largest inland city located 125km west of Brisbane with

For Sale
Contact Agent

Building Area
270sqm

Contact
Justin Eastwell
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 **LJ Hooker Commercial**

Toowoomba
(07) 4688 2222

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.

estimated population of 181,821 and broader regional catchment of nearly 500,000

For further information contact the exclusive agents, Justin Eastwell of LJ Hooker Commercial Toowoomba & South West.

More About this Property

Property ID	1058G6F
Property Type	Medical/Consulting
Building Area	270 m ²
Land Area	1685 m ²

Justin Eastwell 0408 458 014

Senior Commercial Sales & Leasing Executive | jeastwell@ljht.com.au

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