



## South Toowoomba, 172A James Street

### High Profile Mixed Use Premise - Tailored to Your Business Needs!

On behalf of our valued client L J Hooker Commercial is pleased to present to the market for lease this specialised opportunity at 172a James Street, Toowoomba.

The properties unique zoning of mixed use allows for a varied and diverse range of uses, this coupled with the unbeatable exposure to James street sets this property aside as one not to be missed.

The property has recently been sold and the new owners plan to breathe new life into the property with external works and internal refurbishment planned for mid year 2025 or to fit your businesses needs!

\*285m2 premises with internal staff amenities

\*Undercover awning for Drive through options or weatherproof parking.

#### For Lease

\$60,000 Nett p.a. plus GST

#### Building Area

285sqm

#### Contact

**Christopher Stewart**

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**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.

**Toowoomba**  
**(07) 4688 2222**

- \*Existing kitchen insitu - with small range hood etc.
- \*Competitive rate with great inventive and flexible design options.
- \*High Exposure to 18,000 + Cars per day.

Outgoings estimated at \$11,181.44 pa please note that this is subject to change.

- \*Subject to Council Approval
- Approx.
- (Some images are artist Impression only)

## More About this Property

Property ID	10BVG6F
Property Type	Retail
Building Area	285 m2
Land Area	468 m2

**Christopher Stewart 0451 948 001**  
 Director | [cstewart@ljht.com.au](mailto:cstewart@ljht.com.au)

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