



417 Ruthven Street, Toowoomba City

## Establish Your Brand in Toowoomba's Hospitality Core

L J Hooker Commercial Toowoomba is pleased to present to the market this outstanding opportunity to secure a purpose-ready hospitality space in the heart of Toowoomba's primary retail and dining strip at 417 Ruthven Street.

This three-level tenancy offers approximately 380m<sup>2</sup> of total area and is ideally suited to a café, restaurant, bar, takeaway or food-service operator seeking a high-exposure CBD location with existing kitchen infrastructure in place.

The property features an in-situ commercial kitchen, significantly reducing fit-out time and cost for incoming operators. The layout allows the space to be occupied as a single venue or split into two separate tenancies, providing flexibility for multiple concepts, front-of-house / back-of-house separation, or a dual-operator arrangement.

Key features include:

- Approx. 380m<sup>2</sup> total over three levels (Mezzanine included)
- situ commercial kitchen located on the 2nd floor.
- Dual access to second floor with passenger door to Ruthven Street.

### FOR LEASE

Contact Agent

### BUILDING AREA

180sqm

### AGENTS

Christopher Stewart

0451 948 001

[cstewart@ljht.com.au](mailto:cstewart@ljht.com.au)

Gillian Ross

0439 416 853

[g.ross@ljht.com.au](mailto:g.ross@ljht.com.au)

### AGENCY

Toowoomba

(07) 4688 2222

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 LJ Hooker Commercial

- " Flexible configuration —one or two tenancies with separate accesses.
- Prominent Ruthven Street frontage
- " Strong pedestrian and vehicle exposure
- " Suitable for café, restaurant, bar, takeaway or specialty food use (STCA)
- Surrounded by established hospitality, retail and office operators
- Close to public parking and transport
- Rear building frontage to Mark Lane.

Don't be deterred by the large size of the tenancy, the asking rent sits well within any hospitality tenants budget no matter the scale.

For further information or to arrange an inspection, please contact Chris Stewart or Gillian Ross of LJ Hooker Commercial Toowoomba.

## MORE DETAILS

Property ID	10N8G6F
Property Type	Retail
Building Area	180 m2

### Christopher Stewart 0451 948 001

Managing Director | [cstewart@ljht.com.au](mailto:cstewart@ljht.com.au)

### Gillian Ross 0439 416 853

Commercial Business Development Manager | [g.ross@ljht.com.au](mailto:g.ross@ljht.com.au)

### Toowoomba (07) 4688 2222

Level 1, 677-683 Ruthven Street, TOOWOOMBA QLD 4350  
[toowoomba.ljhcommercial.com.au](http://toowoomba.ljhcommercial.com.au) | [toowoomba@ljhtc.com.au](mailto:toowoomba@ljhtc.com.au)

