



## Toowoomba City, 2/195 Hume Street

### Hume Street Exposure Strata Tenanted Caf

LJ Hooker Commercial Toowoomba is pleased to present to the market this outstanding investment opportunity for sale. Located on the Southern Fringe of Toowoomba CBD and boasting some of the best exposure offered by a retail location in Toowoomba. Lot 2 — 195 Hume Street offers a premium retail investment for the savvy investor.

Coupled with the property's standout exposure to passing traffic is its proximity to large employment hubs located in the Southeastern suburbs of Toowoomba, with the highly reputable business Urth Café and Co as its longstanding tenant opening in 2021.

Located in one of Australia's strongest economic regions, Lot 2/195 Hume Street offers a near set & forget commercial investment with longevity in the market.

The difference:

- 59sqm\* of kitchen/survey and inside dining and 38sqm\* of licensed outdoor dining



**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 Sale

Expressions of Interest Closing 6 May 2025

#### Building Area

97sqm

#### Contact

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**Toowoomba**

**(07) 4688 2222**



- Located on the ground level of Capital Place office building with external entry directly off Hume Street and internal from the foyer
- Located on Main Arterial Road Hume Street providing excellent exposure to passenger and vehicle traffic
- Net income of \$39,466.68 per annum
- Fixed 3% annual review and with a 12 Month lease expiring on the 28th February 2026 with an additional 2 x 1 year options
- 10,000+ vehicle movements daily

For Sale via an Expression of Interest Campaign Closing 6th May 2025

For more information, please contact exclusive listing and marketing agent Chris Stewart.

## More About this Property

Property ID	10DXG6F
Property Type	Retail
Building Area	97 m2

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