



Shop 4, 184 Main Street, Montville



POSITION PLUS GUARANTEED RETURNS

Looking for the perfect premises to create something special or wishing to invest with a ready made tenant and a guaranteed income?

This 40m² plus 21m² exclusive use area freehold shop could just be the one for you to make your mark in this iconic village. Well positioned within the main street shopping precinct, this property lends itself well to a small cafe. Currently the shop produces high quality wedding cakes and is only open on a by appointment basis. There is scope to continue in a similar vein or create your own special niche in this hinterland haven. The owners have a current food licence certificate and the site suits something with minimal food preparation or a tea house. Previously we have had a cafe operate here for many years, yet the ability remains to convert this to a professional office and enjoy the private setting.

The current owners are happy to rent back until the end of 2020 at \$330pw + gst + outs for the remainder of the lease.

Call today to arrange your personal inspection of this site, bring your imagination and dreams and secure your future in this unique location.

NOTE: The business is not included in the sale.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

Price	\$240,000
Property Type	Commercial
Property ID	685

AGENT DETAILS

OFFICE DETAILS

Montville
 200 Main Street, Montville Montville QLD
 4560 Australia
 07 5478 5478

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