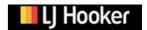
153-155 Carp Street, Bega, NSW 2550



Sold House

Wednesday, 19 June 2024

153-155 Carp Street, Bega, NSW 2550

Bedrooms: 1 Bathrooms: 3 Area: 174 m2 Type: House



Paul Griffin 0400024300

Contact agent

Discover the ultimate real estate investment opportunity. Located at 153-155 Carp Street, this property offers not one, but two separate shops - each boasting main street frontage and positioned in a high traffic location. One of the shops features a secure lease (National Hearing Centres), providing an instant and reliable income stream for investors. The second is leased to Watts Convenience on an initial 12-month lease starting September 2023. The location is second-to-none, with easy access to strong employment opportunities including the iconic Bega Cheese factory, the South East Regional Hospital and the Bega Valley Shire Council. Whether you're an owner-occupier looking for the perfect commercial space or an investor seeking to capitalise on the strong rental market in Bega, 153-155 Carp Street is the ideal property for you. Don't miss out on this rare opportunity - contact us today to arrange a viewing. Lease Details 4/3/2022Expires 3/3/ National Hearing CentresTerm 3 yrsCommenced 2025Options 3 years * 3 years Rent \$18,000pa + GSTRent reviews 12 monthly @ 3%Out goings 42% Watt Convenience PTY LTDTerm 1 yrCommence 1/9/2023Expires 31/8/ 2024Options 2 year optionRent \$2,440pm (\$28,800pa) +GSTRent review cpiOut Goings built into lease. INCOME \$46,800pa + GST