



# 270 CUBA STREET



PREPARED BY :

**JOHN MOORE**

# ■ RETAIL SHOP

Property Details: 270 Cuba Street, Wellington

Type: Retail Shop + courtyard + carpark

Area: 100 m<sup>2</sup>

## Current fit-out

Hair salon with multiple cutting and washing stations.

The ground floor comprises work/retail areas and a small kitchenette, brick courtyard and storeroom.

A stairway leads to the first floor comprising laundry, toilet and three further work areas.

All rooms have good light, air and sun.

Heating/Cooling: Ducted heat pump throughout building.

Hot water: Gas and electric hot water systems.

The gas supplying continuous hot water as required and the electric system for the low use fittings.

Carpark: There is a dedicated carpark provided on the adjacent Tonks Avenue.

Current rental: \$55000, + GST per annum paid monthly.

Rates and insurance paid by landlord.

Operating expenses shared with adjoining businesses (this tenancy pays 45%).

Lease ADSL standard commercial terms.

Our Lawyers: Foot Law - Richard Chesney

New Tenant Contact: John Moore +64 27 444 6730

## ■ RETAIL SHOP

The history of shop and area.

This heritage property is one of three conjoined retail premises on the site. The Tonks family built this little shop for Mrs Tonks who set up the business as a tailor.

The shop was located on the street frontage of the Tonks family home about thirty metres up the street from where it now sits (hence Tonks Avenue).

The Crown (Government) moved the building shell to the current location in 2005. The current owners completed the restoration.





LOO & MOORE

# GET IN TOUCH

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