



## Proven Freehold Business Model



## 35 Lee Street, Wellington

**\$1,290,000**

Established business, Nott's Rural and Domestic is being offer for sale on a walk in walk out basis (plus SAV) with the seller also offering to assist the new owner to transition into this well patronised local business.

The property is a substantial building constructed of steel with part brick veneer rendered.

It includes offices, 2 storerooms for displaying equipment and is presently trading in all types leading brand rural equipment including pumps, stock feed, gas equipment etc.

A large area at the rear of this main building is available to hold working equipment and farm machinery for sale.

There is a well equipped showroom displaying all sale equipment with the business being operational for over 16 years at its present position and is a highly successful operation.

An available managers cottage is adjacent to the main building.

There is potential for the next owner operator to expand on this proven business model and add their own signature to the operation.

**Property ID:** L23424489  
**Property Type:** Agricultural  
**Land Area:** 2616.0 sqm

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To be sold on a walk in walk out basis with sale equipment included plus SAV.

- Images reflect properties at the time when the photos were taken or in some cases at an earlier point to accommodate the privacy of the tenant or owner. Seasonal changes & maintenance can affect the current presentation and prospective purchasers are urged to use them as a guide only.