



## Proven Freehold Business Model



734sq  
m



## 35 Lee Street, Wellington

**\$1,290,000**

The owners have now substantially reduced the asking price of this established business, Nott's Rural and Domestic to facilitate a quick sale.

Offered 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

<b>Property ID:</b>	L23424937
<b>Property Type:</b>	Industrial/Wareho use
<b>Building / Floor Area:</b>	734
<b>Land Area:</b>	2616.0 sqm

**Ross Plasto**  
0428636289  
rhwellington3@bigpond.com

add their own signature to the operation.

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.