



## Solid Inner City Strategic Option.

**29-31 Devon Street West, New Plymouth, New Plymouth**

**Price: \$1,650,000 plus GST if any.**

Located on Devon Street West, this solid, fully tenanted building is now available. Fully tenanted with a mix of retail on the ground floor and office space on the first floor. This could be a strategic purchase with the proposed revamp of the surrounding area over the next few years.

The site offers a solid base for future development.

Covering 486m<sup>2</sup> this has a significant footprint with over 850 m<sup>2</sup> of lettable space.

The zoning is for mixed use and has a seismic rating of C.

Passing rent at the time of writing is approx \$82,000 per annum plus OPEX and GST.

The site is bordered by other solid retail outlets and the ANZ Bank.

This is a strong option in a very popular part of Devon Street on the sunny side of the street and ripe for securing an exciting future in the CBD.

For further information, an IM and details of the leases, call today.

**Ref: NPC02408**

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