



40 Devon Street East

40 Devon Street East, New Plymouth, New Plymouth

Price: By Negotiation

On the sunny side of Devon Street in a very popular portion of the hill retail precinct, surrounded by long standing eateries, cafes, and retail outlets, this 245m2 site with 250m2 of lettable space is now available.

Offered as vacant possession this option awaits a new owner with plans to develop this site into an excellent retail space.

In a past life, this was the site of the India Today restaurant but is now a blank canvas just waiting for some new ideas and a makeover.

The site is presently a category D seismic rated building but the plans have already been prepared for a strengthening program. These plans are available to purchase to an approved

purchaser. Estimates have been prepared also and will be available as part of due diligence. This site offers a very cool frontage with concertina doors and a rear entrance to the parking area.

This site will have some serious appeal to an owner-occupier or an investor looking for a very solid investment project.

There is the potential for \$50k per annum as the rent, plus operating expenses.

For further information and an appointment to view call today.

Price by negotiation.

- Devon Hill location.
- 245 m2 site.
- \$50k potential income.
- Completed seismic plans.

Ref: NPC02407

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