



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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