



21-23 Salamanca Place, Battery Point TAS 7004

## Prestigious Salamanca Asset

This substantial Georgian heritage property occupies a high profile site at the corner of Salamanca Place and Gladstone Street on Hobart's waterfront and within 300m of the CBD.

The well known "Irish Murphy's" tenancy occupies the basement and ground floor. Their lease runs until 1st July 2019 with a 5 year option. Current rent is \$213,932 plus GST, plus outgoings.

third floor is a spacious 2 bedroom self-contained apartment utilised for tourist accommodation. All 3 floors were substantially renovated in 2015.

There is parking for 6 vehicles behind the premises, off Gladstone Street.

Total net annual rent i

Leisure

FOR SALE

1246sqm



## John Blacklow

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