



**31 Church Street, Ross TAS 7209**

## INVESTMENT OPPORTUNITY

Prime tourist investment in Iconic Tasmanian Bakery Business. Five year lease with two further options to extend.

Achieving an annual rent of \$58,400 pa. plus GST plus outgoings provides a yield of 8% pa.

Bakery 31 is home to the famous Tasmanian Scallop Pie Company and not only is a visiting location for tourists it also boasts a strong regular and repeat customer base.

Food/hospitality

FOR SALE

\$730,000

**Martin Waldhoff**

0422 426 065

[martinwaldhoff@prdhobart.com.au](mailto:martinwaldhoff@prdhobart.com.au)

**Tony Collidge**

0409 726 680

[tonycollidge@prdhobart.com.au](mailto:tonycollidge@prdhobart.com.au)