



B1/235 Margaret Street, Toowoomba City

One of a Kind Tenancy - Basement Level

LJ Hooker Commercial Toowoomba is pleased to present an outstanding leasing opportunity in the heart of the Toowoomba CBD.

The A.R Bailey building has commanded the corner of Ruthven and Margaret Street for most of recent memory, with construction now underway to breathe new life into this property there are multiple outstanding tenancies now available onsite.

These contemporary spaces offer an exceptional opportunity for businesses seeking a high-visibility location with strong passing trade. Featuring adaptable floorplans, they can be customised to accommodate a variety of commercial uses, providing the ideal environment to establish or grow your business.

Tenancy B1 - Located on the Basement level, this tenancy is one of the most unique opportunities available in the Toowoomba Market. Offering the eventual tenant a 230m² direct access from the Ruthven Street down a set of established stairs and lift access via the ground floor foyer. This tenancy has the ability to stand out no matter the eventual tenant.

FOR LEASE

\$57,500 Nett p.a. plus GST

BUILDING AREA

214sqm

AGENTS

Christopher Stewart
0451 948 001
cstewart@ljht.com.au

Yossi Vagg
0448 193 428
yvagg@ljht.com.au

AGENCY

Toowoomba
(07) 4688 2222

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 LJ Hooker Commercial

The differences;

- " 214m² Basement Tenancy Ruthven Street - with lift access.
- One of the highest exposure locations in Toowoomba to foot traffic.
- Flexible Commercial and Fit out options available.
- Substantial pedestrian and vehicle traffic Monday - Sunday
- Extensive Signage opportunities available.
- Lessor to deliver tenancies base building works - available upon request

For more information or to arrange an inspection contact Chris Stewart or Yossi Vagg of LJ Hooker Commercial Toowoomba.

MORE DETAILS

| | |
|---------------|---------|
| Property ID | 10D8G6F |
| Property Type | Retail |
| Building Area | 214 m2 |

Christopher Stewart 0451 948 001

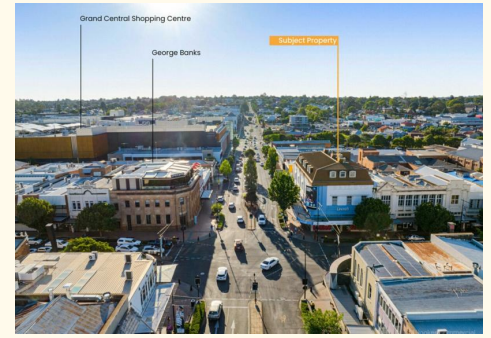
Managing Director | cstewart@ljht.com.au

Yossi Vagg 0448 193 428

Commercial Sales and Leasing Executive | yvagg@ljht.com.au

Toowoomba (07) 4688 2222

Level 1, 677-683 Ruthven Street, TOOWOOMBA QLD 4350
toowoomba.ljhcommercial.com.au | toowoomba@ljhtc.com.au



KEY PROPOSED

| SYMBOL | DESCRIPTION |
|----------------------------|--|
| (Red dashed line) | EXISTING ELEMENTS TO BE DEMOLISHED |
| (Black solid line) | EXISTING ELEMENTS TO REMAIN |
| (Red solid line) | NEW ELEMENTS |
| (Red dashed line with 'P') | PWD DOOR CIRCULATION IN ACCORDANCE WITH AS 1428.1 (13.2, 13.3 & FIGURE 31) |

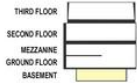
SITE DETAILS:
 STREET ADDRESS: 423 RUTHERFORD STREET / 235 MARGARET STREET
 SITE DESCRIPTION: LOT 12 RP 5089
 SITE AREA: APPROX 444sqm
 LOCAL AUTHORITY: TOOWOOMBA REGIONAL COUNCIL

PLANNING SCHEME DETAILS:
 ZONING: PRINCIPAL CENTRE
 FREQUENCY: N/A
 DEFINED USE: SHOP
 OVERLAYS: AIRPORT ENVIRONMENT LIGHT RESTRICTION, LIGHTNING AREA BUFFER ZONE D, FLOOR HAZARD, VULNERABLE USE

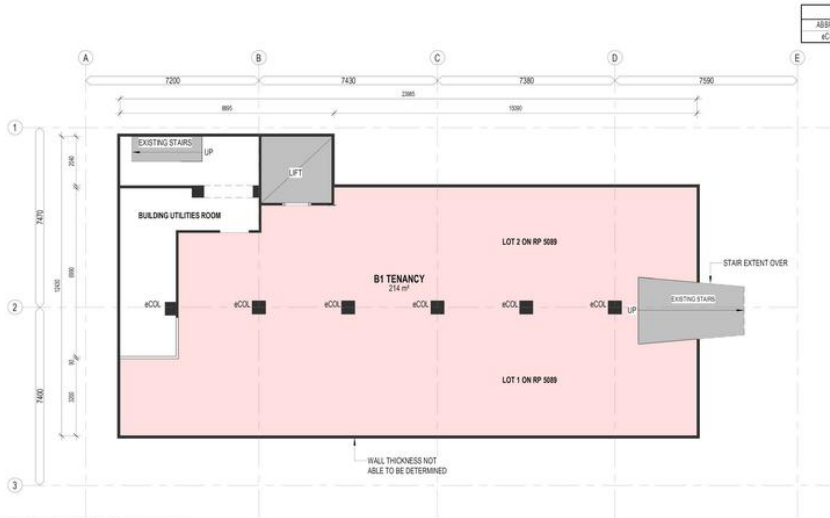
BUILDING CODE DETAILS:
 BUILDING CLASS: 6 (BASED ON EXISTING USE)
 CONSTRUCTION TYPE: TYPE A
 TOTAL FLOOR AREA: TBD
 VOLUME: TBD
 FIRE COMPARTMENTS: 1
 RISE IN STOREYS: 4 (INCLUDING MEZZ)
 POPULATION: 1 BASEMENT BELOW GROUND LEVEL
 CLIMATE ZONE: ZONE 5

- NOTES:**
- LOCATION OF EXISTING BUILDINGS / STRUCTURES / SERVICES HAVE BEEN LOCATED ON THESE DRAWINGS BY A CO-ORDINATION OF:
 - ON-SITE MEASUREMENTS
 - PHOTOGRAPHIC RECORDS
 - AERIAL PHOTOGRAPHY
 - TRC ONLINE INFORMATION
 - CLIENT PROVIDED INFORMATION
 - DIAL BEFORE YOU DIG
 - AT THE TIME OF INSPECTION LIMITED EXPOSURE OF THE UNDERLYING STRUCTURE WAS AVAILABLE. ALL ILLUSTRATED ITEMS ARE BASED ON ASSUMPTIONS MADE WITH THE LIMITED ACCESS AVAILABLE AT TIME OF INSPECTION.
 - BUILDER IS TO CONFIRM LOCATIONS OF ALL BULT ITEMS ON SITE PRIOR TO CONSTRUCTION.
 - BUILDER IS TO CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF WORK.

NOTE:
 TENANCY LAYOUTS ARE INDICATIVE ONLY AND SUBJECT TO FUTURE DESIGN. ALL TENANCY FITOUT WORKS ARE TO ENSURE COMPLIANCE WITH NCC



OVERALL BUILDING SECTION



PROPOSED BASEMENT FLOOR PLAN



ABBREVIATION LEGEND

| | |
|---------|-----------------|
| ABBREV: | TEXT |
| eCOL | EXISTING COLUMN |

Struxi

ALTERNATIONS TO EXISTING BUILDING (PROPOSED)

NEW MARKET CHARACTERISTICS

BASEMENT TENANCY PLAN

FOR CONSTRUCTION

STRUXI DESIGN PTY LTD