



3/235 Margaret Street, Toowoomba City

Exceptional Ruthven Street fronting Retail/Office Tenancy

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 3 - Located on the Ruthven Street frontage in what's becoming an increasingly busy night life precinct, this tenancy offers the eventual tenant direct access from the Ruthven Street entrance to the building coupled with high exposure and exceptional versatility of design with the ability for a multitude of end user, this tenancy is the highlight of the property.

FOR LEASE

\$48,000 Nett p.a. plus GST

BUILDING AREA

118sqm

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;

- " 118m² ground floor tenancy fronting Ruthven Street.
- 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	10D0G6F
Property Type	Retail
Building Area	118 m2

Christopher Stewart 0451 948 001

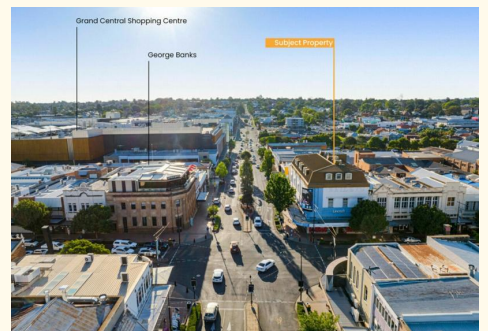
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Yossi Vagg 0448 193 428

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Toowoomba (07) 4688 2222

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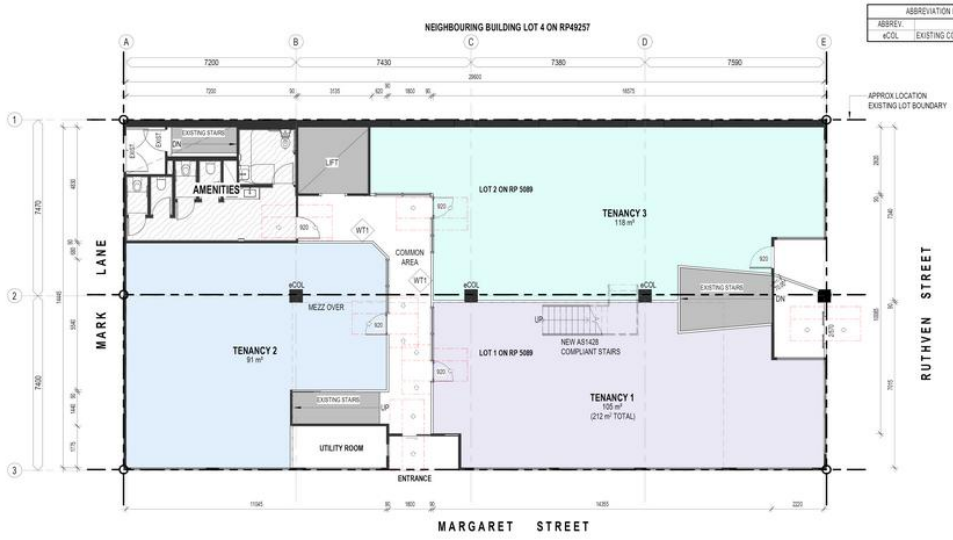
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KEY	
SYMBOL	DESCRIPTION
	EXISTING ELEMENTS TO BE DEMOLISHED
	EXISTING ELEMENTS TO REMAIN
	NEW ELEMENTS
	PWD DOOR CIRCULATION IN ACCORDANCE WITH AS 1428.1 (132, 13.3 & FIGURE 3)

PROPOSED	
STREET ADDRESS	423 RUTHVEN STREET / 216 MARGARET STREET
SITE DESCRIPTION	LOT 10 RP 3089
SITE AREA	APPROX 446m ²
LOCAL AUTHORITY	TOONGOOMBA REGIONAL COUNCIL

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

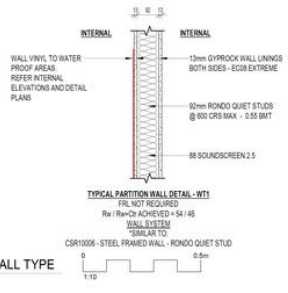
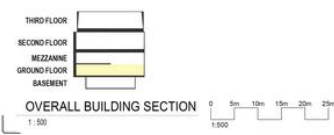
BUILDING CODE DETAILS	
BUILDING CLASS	6 (BASED ON EXISTING USE)
CONSTRUCTION TYPE	TYPE A
TOTAL FLOOR AREA	780
VOLUME	
FIRE COMPARTMENTS	1
RISE IN STOREYS	4 (INCLUDING MEZZ)
POPULATION	1 BASEMENT BELOW GROUND LEVEL
CLIMATE ZONE	ZONE 5



PROPOSED GROUND FLOOR PLAN
 Scale: 1:100
 0 1m 2m 3m 4m 5m

- 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 BUILT 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



- WALL TYPE NOTES:**
- WHERE A MANUFACTURED SYSTEM IS NOTED, INSTALLATION MUST BE CARRIED OUT STRICTLY IN ACCORDANCE WITH MANUFACTURER'S GUIDES. REFER MANUFACTURER TEST REPORTS FOR FRL, RW, CTR OR SIMILAR RATINGS NOTED.
 - CONTRACTOR SHALL PROVIDE ADDITIONAL NOGGINGS OR SACKING BOARDS, NOT LESS THAN 19mm PLYWOOD, IN LOCATIONS REQUIRED TO SUPPORT WALL MOUNTED ITEMS SUCH AS TELEVISIONS, WALL HANGINGS, ACTIVEWORK, HOOKS, WHERE THESE ITEMS ARE INDICATED WITHIN THE DESIGN DRAWINGS.

ABBREVIATION LEGEND

ABBREV	TEXT
#COL	EXISTING COLUMN

Struxi

2421158 WVD 2 502 (A)

FOR CONSTRUCTION

STRUXI DESIGN PTY LTD

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