



12 Bow Street Raglan

Commercial Land & Building in the Heart of Raglan

This is an rare opportunity to secure a main street Raglan commercial premises which are traditionally tightly held. Formally the business uses of the property have been hair and beauty and more recently a popular Pilates fitness studio, although the site would suit a myriad of other uses, in particular retail due to the very high foot traffic and prime position among other successful businesses and also the iconic Harbourview Hotel is located right next door. Situated in the Waikato District Council 'Raglan Business Town Centre Zone' with a building height permitted of 10 metres with no building setbacks, redevelopment to a multi level building in the future as Raglan grows is a real possibility here. Raglan's population is growing due to it's seaside attractiveness and the large residential coastal subdivision currently underway

Area: 82m²

FOR SALE
\$1,200,000

VIEW
[ljhooker.co.nz/3FAHFG](https://www.ljhooker.co.nz/3FAHFG)

CONTACT
Kyle Leuthart 021 903 309

LJ HOOKER RAGLAN
(07) 825 7170

on the Rangitahi Peninsula will also contribute further to this growth. This is a fantastic chance for a business to cement their operations in the main street and secure their future without the restrictions of being a tenant. LIM & earthquake assessment available on request.

Capital Value: \$810,000

Land Value: \$290,000

Waikato District Council Rates: \$3786.12 incl GST

Waikato Regional Council Rates: \$441.32

Legal Description: Lot 2, DP 34354

Building/Floor Area: 82m²

Certificate of Title: SA896/95

More About this Property

PROPERTY ID	3FAHFG
PROPERTY TYPE	Commercial
SALE PRICE	\$1,200,000
NET LET. AREA	82 m ²

Licensed Real Estate Agents (REAA2008)

LJ Hooker Raglan - George Boyes & Co Ltd

CONTACT: Kyle Leuthart

EMAIL: kleuthart.raglan@ljhooker.co.nz

MOBILE: 021 903 309

PHONE: (07) 825 7170

FAX: (07) 825 7190

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