



7-9 Mathers Lane, Hobart



## RETAIL BUSINESS OPPORTUNITY - FOR SALE

### TROPHY HOUSE

Shop 7-9 Mathers lane at 109 Liverpool St Hobart TAS 7000

### HIGHLIGHTS SUMMARY

- First Time offered For Sale for 21 years
- Tasmanian owned and operated since 1967
- Prominent location in heart of Hobarts CBD
- Leader in it's retail area with little competition
- Well known respected business for 2 decades
- Established long term customer base
- Level entry and Dual shop Access from 2 lanes

Price	SOLD
Property Type	Commercial
Property ID	135
Office Area	140 m2

### Agent Details

Ron Schnakenberg - 0414 592 920

### Office Details

Associated Realtors  
9 Hamilton Ave Surfers  
Paradise, QLD, 4217  
Australia  
0414 592 920



- Extensive Dual window frontage Display area
- Bright open spacious & inviting Retail Shop
- Comfortable 160m2 (approx) total lettable area
- 114m2+(approx) retail area and 46m2(approx) storage area
- Would suit a number of shop configurations
- Strong Turnover & Profit History
- Reasonable Rent and Outgoings

## **BUSINESS BACKGROUND**

Locally owned and operated family business for over 21 years, Tasmanian Trophy House has grown into the largest respected business of it's type in Southern Tasmania established in 1967. It is synonymous with customers in it's genre, not only with the supply and engraving of trophies, but also for specialising in Tasmanian handmade timber trophies and numerous other Giftwares and accessories – world class in quality.

## **THE OPPORTUNITY**

Perfect opportunity for an individual owner operator or couple to manage, this business is unique in that there is limited competition from other retailers of its type, so repeat business from established sporting clubs and individual customers is ensured into the future, with established relationships fostered over decades of goodwill

## **OWNER TRANSITION**

The current owners looking forward to retirement, will ensure a seamless transition for the new owner by practically sharing of their extensive knowledge and experience with the new owner(s) along with all required business training.

## **LOCATION**

Located in the retail heart of the Hobart CBD between Liverpool and Bathurst Streets, in Mathers Lane, adjoining Criterion Lane and opposite Hobarts iconic new Myer

building. Well known in the area, The 2 lanes around Tas Trophy House, consist of a variety of large & small shops and cafes with parking available nearby.

## **SHOP DESCRIPTION**

Modern & appealing on the outside offering 160m<sup>2</sup> (approx) gross lettable area, level access shop entry and dual entry from both Mathers Lane & Mathers Arcade. Well equipped visually with dual full length windows providing lots of natural light and display frontage. Inside The floorplan has spacious public shopping floor space for merchandising plus 2 adjoining storerooms, one very large (approx. 9m x 5m) with separate goods display door perfect for private office & lunchroom, the other approx. 6m x 2m on other side of shop.

## **IMPROVEMENTS**

With improvements to the aesthetics over recent years and upgrade of Mathers house and hall, the lane and adjoining areas are a destination in themselves, providing seating and meeting areas for over 50 people, and is a small oasis from the busy shopping or working schedule for city commuters hosting craft, dancing and small exhibitions at times throughout the year.

## **ZONING**

The property is zoned "Central Retail" under the Hobart Planning Scheme.

## **TITLE**

The property is contained in Certificate of Title 148680 Folio 1 and is described as Lot 1 on Plan P148680

## **INCOME & OUTGOINGS**

Attractive Gross Turnover, Profit and ROI history.

Very reasonable Rent & Landlord

Details of income and outgoings provided after signing of both Expression of Interest Form and Confidentiality

Agreement.**LEASE**

Current 3 year lease plus 2 Options each for a 3 year term

## **METHOD OF SALE**

For Sale by Expressions of Interest

WIWO basis

## **SALES CONTACT EXCLUSIVE AGENT**

All inquiries to Ron Schnakenberg

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E: [ron@associatedrealtors.com.au](mailto:ron@associatedrealtors.com.au)

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