

NARRABEEN



A well presented shop in the heart of Narrabeen village with great exposure to Waterloo Street.

The property has the following features:

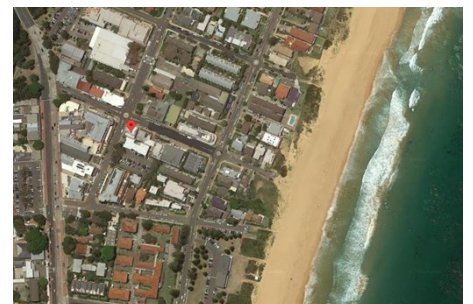
- * Extensive glass frontage
- * Good natural light
- * Sunny northern aspect
- * Excellent signage potential
- * Kitchenette and own toilet.
- * Easy access
- * Flexible floor plan
- * Close to council car park
- * Suitable for a wide range of business types

Retail	Area m ²	Annual Rental	Net/Gross
	57	\$44,000	Net

Prices exclude GST

- Rent Review:** Annual to 5%
- Outgoings:** Estimated at \$5,000 p.a
- Lease Terms:** Long term preferred
- Car Parking:** Street parking
- Zoning:** 3A General Business

For further details contact **Nick Masselos** on **0419 993 978** or **nick@nbcommercial.com.au**



The information contained herein has been supplied to us. In passing the information on it should be noted that we do so without any representation on our part as to its truth or accuracy. All interested parties should make their own enquiries, and obtain their own independent advice, in order to verify the information. Areas subject to survey and consequently annual rentals may differ. All rentals and outgoings are exclusive of GST.

Locally Owned & Operated

Suite 110, 658 Pittwater Road Brookvale NSW 2100

T 02 9905 4000 F 02 9905 4211

www.northernbeachescommercial.com.au

ABN 17 141 877 465