

BALGOWLAH



The shop is well located on the northern side of Sydney Rd in the heart of the Balgowlah retail precinct, close to the Condamine Street intersection.

This is a great opportunity to locate your business in Sydney Road, capitalising on the prime exposure the main road offers, with excellent signage potential.

- * Prime Sydney Road position
- * High pedestrian foot traffic passing the front door
- * Full height glass street frontage
- * Great natural light
- * 3 basement car spaces with internal lift
- * Reverse cycle ducted air conditioning
- * Separate basement storage of 9m²
- * Male & female amenities; kitchenette
- * Suspended ceiling with LED lights
- * Suitable for a wide range of business types.

Retail	Area m ²	Annual Rental	Net/Gross
Shop 1 and 2	167		Gross

Prices exclude GST

- Rent Review:** Annual to the greater of CPI or 5%. Market at option.
- Outgoings:** Included in annual rent
- Lease Terms:** Long term preferred
- Car Parking:** 3 parking spaces
- Zoning:** Zone 3 Manly 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