

MONA VALE

Located in the heart of Mona Vale on the corner of Bungan St and Waratah St, Mona Vale.

Retail/food approved with excellent exposure to high volume vehicle and pedestrian traffic.

Benefits include:

- * Flexibility in usage
- * GREAT INCENTIVES
- * Visitor roof top parking
- * Wide street frontage / LESSOR WILL RENEW SHOPFRONT
- * Retail/food approved
- * Grease trap (1,000 litres)
- * Exhaust flue
- * Cool room
- * Rear door entry
- * 2 onsite parking spaces
- * Bonus storeroom (3m2)
- * 3 phase power

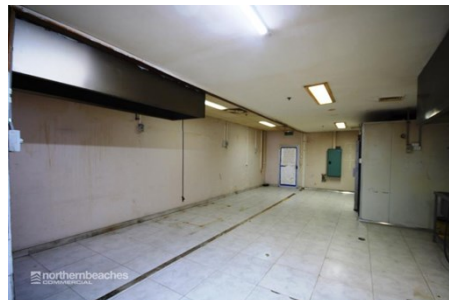


Retail	Area m ²	Annual Rental	Net/Gross
Shop 1	124	\$79,000	Gross

Prices exclude GST

- Rent Review:** Negotiable
- Outgoings:** Included in annual rent
- Lease Terms:** Long term preferred
- Car Parking:** 2 parking spaces
- Zoning:** B4 Mixed Use

For further details contact **David Haynes** on **0417 242 043** or david@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 outgoing are exclusive of GST.

Locally Owned & Operated

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