

## DEE WHY



The shop is located in the heart of Dee Why's retail precinct with prime exposure to Pittwater Rd.

The shop has been completely refurbished and has a great street presence to Pittwater Rd with the following features.

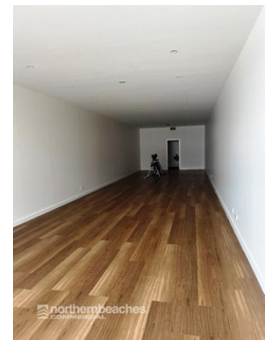
- \* New flooring and painted throughout.
- \* New bathroom and kitchenette.
- \* Excellent exposure to Pittwater Rd
- \* Great natural light
- \* Busy pedestrian area
- \* Council car park directly behind the property
- \* Rear access for easy loading
- \* Brilliant signage potential
- \* Suitable for a wide range of business types

Retail	Area m <sup>2</sup>	Annual Rental	Net/Gross
Shop 4	92		Gross

Prices exclude GST

- Rent Review:** Annual to the greater of CPI or 4% Market at option.
- Outgoings:** Included in annual rent
- Lease Terms:** Long term preferred
- Car Parking:** On street
- Zoning:** B4 Mixed Use

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

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