

## BROOKVALE



The property is located on the prime corner position at the intersection of Sydenham & Pittwater Rds, Brookvale, directly opposite Col Crawford.

This is a rare opportunity to lease a well presented retail shop with main road exposure to Pittwater Rd Brookvale. Features are:

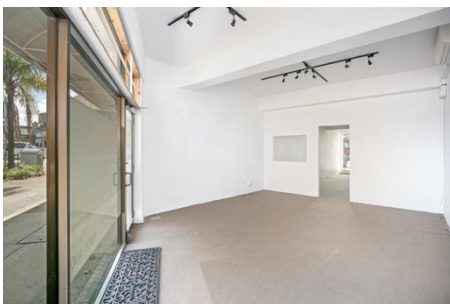
- \* Prime Pittwater Road position
- \* Brilliant exposure to passing traffic and pedestrians
- \* Excellent signage potential
- \* Glass shop front; Great natural light
- \* 3 phase power; air conditioned
- \* 1 parking space; own kitchenette
- \* Shared M & F amenities including shower
- \* Suitable for any retail/professional or medical use

Retail	Area m <sup>2</sup>	Annual Rental	Net/Gross
Unit 1	68	\$35,000	Gross

Prices exclude GST

- Rent Review:** Annual to the greater of CPI or 4%. Market at option.
- Outgoings:** Included in annual gross rent
- Lease Terms:** Long term preferred
- Car Parking:** 1 parking space
- Zoning:** B5 Business Development

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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