

## MONA VALE



Quality shopping centre located in the heart of Monavale on the corner of Bungan St and Waratah St, Monavale.

Excellent open plan office suite or professional / medical. Great opportunity to join Aldi, Kids Stuff, TAB and other specialty businesses.

Benefits include:

- \* Good natural light
- \* Ducted air conditioning throughout
- \* New ceiling to be installed
- \* New kitchenette to be installed
- \* Ample street and roof top parking
- \* Excellent visitor parking
- \* Shared amenities
- \* Alternative street front options from 63sqm to 187sqm

Retail	Area m <sup>2</sup>	Annual Rental	Net/Gross
Shop 7	81		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:** Ample
- Zoning:** MU1 - 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 outgoings are exclusive of GST.

**Locally Owned & Operated**

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