

## Brookvale



The shop fronts Pittwater Road, directly opposite Brookvale Oval, giving excellent high exposure to passing traffic.

Retail shop in fantastic high profile position.

Benefits include:

- \* Own kitchenette
- \* Shared amenities
- \* Rear lane and dock access
- \* Central location
- \* Glass shop front
- \* Ideal for a multitude of businesses
- \* Available now

Retail	Area m <sup>2</sup>	Annual Rental	Net/Gross
Shop 3	55	\$22,000	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:** Nil - Ground floor shared visitor parking

**Zoning:** E3 - Productivity Support

For further details contact **The Team** on **0417 657757** or [sonya@nbcommercial.com.au](mailto:sonya@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](http://www.northernbeachescommercial.com.au)

ABN 17 141 877 465