

## BROOKVALE



Prime positioned building adjacent to Brookvale Oval. Ideal for a multitude of usages that can benefit from high exposure.

Excellent start up shop/professional suite.

Benefits include:

- \* Corner location adjacent to Brookvale Oval providing fantastic exposure
- \* Glass frontage
- \* Own kitchenette
- \* Ample natural light
- \* Shared toilets
- \* Ample street parking
- \* Available now

Retail	Area m <sup>2</sup>	Annual Rental	Net/Gross
Shop 1	38		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 street parking
- Zoning:** E3 - Productivity Support

For further details contact **David Haynes** on **0417 242 043** or [david@nbcommercial.com.au](mailto:david@nbcommercial.com.au)



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### Locally Owned & Operated

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