

## NEWPORT



The property is situated on the western side of Barrenjoey Road, towards the southern end of the Newport retail shopping precinct.

A boutique shop with great presentation, located at the front of the Newport Village Shopping Centre.

- \* Great exposure to Barrenjoey Rd
- \* Busy pedestrian flow
- \* Unique corner position
- \* Completely refurbished shop
- \* Amazing signage potential
- \* Great natural light
- \* Modern building
- \* Easy access to council car park
- \* Suitable for a wide range of business types

Don't miss this great opportunity to locate your business to this high profile position.

Retail	Area m <sup>2</sup>	Annual Rental	Net/Gross
Shop 11	49		Net

Prices exclude GST

- Rent Review:** Annual to CPI  
**Outgoings:** Estimated at \$600 p.a  
**Lease Terms:** Long term preferred  
**Car Parking:** On street  
**Zoning:** E1 - Local Centre

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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