

BALGOWLAH



The shop is well located on the southern side of Sydney Rd in the heart of the Balgowlah retail precinct, close to the Condamine Street intersection.

The shop is a well presented retail property in the heart of Balgowlah with the following features.

- * High pedestrian traffic flow
- * Fantastic exposure to Sydney Road
- * Excellent signage opportunity
- * Large glass shopfront
- * Council carpark at rear
- * Air conditioned
- * 1 parking space
- * Own kitchenette
- * Rear storage room
- * Suitable for a wide range of business types

This is a great opportunity to lease a prime shop in the heart of Balgowlah

Retail	Area m ²	Annual Rental	Net/Gross
Shop 1	58		Gross

Prices exclude GST

- Rent Review:** Market at option
- Outgoings:** Included in annual rent
- Lease Terms:** Long term preferred
- Car Parking:** 1 parking space
- Zoning:** E1 - Local Centre

For further details contact **Nick Masselos** on **0419 993 978** or **nick@nbcommercial.com.au**



Locally Owned & Operated

Suite 110, 658 Pittwater Road Brookvale NSW 2100

T 02 9905 4000 F 02 9905 4211

www.northernbeachescommercial.com.au

ABN 17 141 877 465

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.

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