

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.

Well presented retail property in the heart of Balgowlah with the following features:

- * Excellent natural light
- * Air conditioned
- * Easy ground floor access
- * Council carpark at rear
- * Kitchenette
- * Shared male and female toilets
- * Suitable for a wide range of business types.

Retail	Area m ²	Annual Rental	Net/Gross
Shop 3	61		Gross

Prices exclude GST

- Rent Review:** Market at option
- Outgoings:** Included in annual rent
- Lease Terms:** Long term preferred
- Car Parking:** Ample street parking
- 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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