

## For Lease



### Shop 3/943 Wellington Way (Corner of Blucher St)

Retail site or office space in high growth Strathfieldsaye shopping precinct

You will be surprised by the high traffic flow to the Strathfieldsaye Hub Shopping centre which includes Australia Post, Butcher, Hairdresser, Bakery and takeaway fish and chips – adjacent the IGA supermarket and with new the BP Service Station and Doctor opposite.

- Shop 3/943 Wellington Way (Corner of Blucher St)
- Available ASAP
- Excellent lease terms available
- Annual rent reviews to CPI, market review on exercise of options
- Rent \$13,520 per annum (only \$260 per week Plus GST and all outgoings)
- Approx 90 m<sup>2</sup> with reverse cycle air conditioning to premises. Wall mounted plus evaporative a/c
- Loads of onsite car parking for customers with staff parking at rear with rear entry door
- Start or relocate your business in one of Bendigo's fastest growing residential areas

Ideal for Professional services, offices, retail, health care professional with own kitchenette and own toilet. Lazenby's Real Estate Pty Ltd  
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