

For Lease Proud's Sound and Vision



High Exposure Retail site (Currently Proud's Audio World)

- Property known as 78-80 Pall Mall, Bendigo
- One of the highest traffic flow areas in Bendigo – (next door to Jools for Jim)
- Suitable for retail or conversion to large office space
- Available in 90 days (on agreement of lease)
- Excellent lease terms 5 x 5 x 5 years
- Annual rent reviews to CPI, market review on exercise of each option
- Rent \$94,500 per annum (Plus GST and all outgoings)
- Approx. 600 m2 divided into large showroom with multiples smaller showrooms off this central area
- Plus large Managers office, workshop areas, part Mezzanine floor and kitchen
- Fabulous Onsite Undercover Car parking at the side of building for 4 vehicles
- Delivery access to side of building
- Reverse cycle air-conditioning to main retail area and office
- Excellent floor to ceiling shop front with glass auto opening doors
- Male and Female Toilets.

Please contact Jack Lazenby to arrange an inspection on 0418 517 182 or 03 5441 5959

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