

Lazenby's Real Estate

Commercial and Industrial Real Estate Specialists

ACN: 005 374 489 Licence Number: 025442L

FOR LEASE

RETAIL SITE OR OFFICE SPACE

2/943 WELLINGTON WAY, STRATHFIELDSAYE (Corner Blucher St)



HIGH GROWTH STRATHFIELDSAYE SHOPPING PRECINCT

Could be leased as a butcher shop, etc. All equipment still there, (60 items). Coolroom, display counters, etc. can be purchased on the basis of \$100 per week for 4 years, to be paid with rent. You will be surprised by the high traffic flow to the Strathfieldsaye Hub Shopping centre which includes Australia Post, Hairdresser, Bakery and takeaway fish and chips – adjacent the IGA supermarket and with new the BP Service Station and Doctor opposite.

- Excellent lease terms available
- Annual rent reviews to CPI, market review on exercise of options
- Rent \$15,600 per annum (only \$300 per week Plus GST and all outgoings)
- Approx. 90 M2 with Reverse cycle air conditioning to premises. Wall mounted and 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.

P.O. Box 2669, Bendigo Mail Centre, Vic, 3554
Jack G Lazenby C.E.A. (REIV)
Licenced Estate agent and Managing Director

Mobile: 0418 517 182

Office: 03 5441 5959

Fax: 03 5443 0023

E-mail: jack@lazenbysrealestate.com.au

Web: www.lazenbysrealestate.com.au