



## SPECIALTY RETAIL ON HIGH STREET!

### Description

- GREAT SPACE WITH UNDENIABLE POTENTIAL
- IDEAL FOR A CAFE, WINE BAR AND RETAIL
- REAR COURTYARD/LANEWAY ACCESS

- Building Area: 130 sqm\* across two levels
- Ground floor with fitout foundation set - recently operated as a wine bar
- Newly renovated 1st floor suitable for use as office/apartment with modern kitchen & bathroom
- Natural brick feature walls, wooden floors, lofty ceilings and air-conditioning
- General liquor license already in place

Property is opposite Mercer Road, only a few doors from High Street's newest and most exciting retailer Style Runner.

Wonderful and exciting High Street offering, spread across two levels, this amazing space is ready for a new business to take this magnificent precinct by storm!

FOR AN IMMEDIATE INSPECTION, CALL US TODAY!

\*Approx.

**Area m<sup>2</sup>:** 130.00

**Rent PA:** Contact Agent

**Outgoings:** To be paid by lessee

**Contact:** **Patrick Kerr**  
0451 142 791  
patrickkerr@allardshelton.com.au

**Joseph Walton**  
0417 309 347  
joewalton@allardshelton.com.au