



## ONE OF MELBOURNE'S MOST ICONIC LANEWAYS

### Description

- PRIME CBD LANEWAY LOCATION
- PRE-FITTED FOR CAFE USE
- MASSIVE FOOT TRAFFIC PRESENCE

- Fantastic CBD opportunity of 25sqm\*
- Located within one of Melbourne's most iconic laneways – Degraives Street
- Renowned as a café and restaurant destination and therefore surrounded by a number of established and popular hospitality providers
- Located on a popular pedestrian thoroughfare from busy Flinders Street Station to the core of the CBD
- 7-day trading location with potential for on-street dining
- Excellent exposure and signage opportunities
- Ready-to-go premises

An opportunity not to be missed.

Please don't hesitate to contact the team today!

\*approx

**Area m<sup>2</sup>:** 25.00

**Rent PA:** Contact Agent

**Outgoings:** Payable by Lessee

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

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