



## COMPELLING RETAIL OPPORTUNITY IN SOUTH YARRA CENTRAL

### Description

- BUILDING AREA: 194 SQM\*
- DUAL LEVEL RETAIL/OFFICE BUILDING
- REAR AND FRONT ACCESS

Terrific retail frontage to the ever busy Chapel Street. This excellent property is spread across two levels and the layout includes the following;

#### Ground Floor:

- Retail frontage
- Store room
- Kitchen amenity
- Rear yard and garage access to Bray Street

#### First Floor:

- Four rooms suitable for office/storage
- Toilet amenity

The Chapel Street retail strip boasts a number of high-end retailers, popular fashion stores and chain restaurants and offers 7 day trading location.

Chapel Street also benefits from retail strips along Greville Street, home to a number of boutique bars, cafe's, restaurants and retail stores, Pran Central Shopping Centre, The Prahran Market and Commercial Road Precinct.

\* Suits a variety of uses (STCA)

**Area m<sup>2</sup>:** 194.00

**Rent PA:** Contact Agent

**Outgoings:** Payable by Lessee

**Contact:** **Patrick Kerr**  
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376 Chapel Street, SOUTH YARRA

FOR LEASE

FOR AN IMMEDIATE INSPECTION, CALL US TODAY!

\*Approx