



## FLEXIBLE HOSPO/RETAIL CBD OPPORTUNITY

### Description

- WELL APPOINTED SPACE
- EXCELLENT SIGNAGE RIGHTS
- SUITS A VARIETY OF USES (STCA)

- 119sqm\* retail/ hospitality opportunity
- Kitchen services present throughout
- A proven food & beverage performer
- Positioned amongst a large office precinct

Shop 3 at 398 Lonsdale Street brings to the market a nifty opportunity to place a business amongst the bustling and regenerative central CBD, poised to benefit from fantastic growth as the CBD returns to normality over the next 5 years.

The property is also close distance from all destinations in the CBD, being less than 3 minute walk from Melbourne Central Station, Bourke Street Mall, QV, Southern Cross Station and all the CBD has to offer.

\*Approx

**Area m<sup>2</sup>:** 119.00

**Rent PA:** CONTACT AGENT

**Outgoings:** Payable by tenant

**Contact:** **Jarrold Nankin**  
0422 800 228  
jarroldnankin@allardshelton.com.au

**Ann Magee**  
0418 137 071  
AnnMagee@allardshelton.com.au