



## PREMIER RETAIL OPPORTUNITY IN ICONIC LANE

### Description

- BUILDING AREA: 134 SQM
- SPREAD ACROSS TWO SPACIOUS LEVELS
- LOCATED IN THE ICONIC HARDWARE LANE

Allard Shelton are pleased to offer this unique two story property to the market, it features from;

- Building are of 134sqm spaced across two levels
- Excellent signage opportunity to all passing by
- A versatile layout & flexibility
- Onsite toilets & kitchenette
- Suits a variety of uses (STCA)

The property is also situated amongst recognised CBD retailers such as Kirk's Wine Bar, Picolina Gelateria, KKore Pilates and Maker Coffee to name a few.

Also located within ease of access to most of the CBD's public transport networks.

**Area m<sup>2</sup>:** 134.00

**Rent PA:** CONTACT AGENT

**Outgoings:**

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

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

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