

Property Fact Sheet



Address: Shop 2, 506 Miller St, Cammeray 2062

Description: Suitable to be leased as is, for immediate occupation. Freshly painted throughout, a kitchenette facility is available at the end of the shop. Capitalise on high volumes of passing trade throughout all periods of the day, also comprising of a high volume of residential apartments and will suit a multitude of retail businesses, e.g beautician, accountant, physiotherapist rooms etc
Attractive terms for an experienced operator - Landlord ready to do a deal

Size 45m²

Parking No parking available on site, on street parking only.

Lease Term 3 x 3 years lease or please make an offer

Rent \$52,000 inclusive of GST

Rental reviews 4% increase annually

Bond 3 months bond/Bank Guarantee

Outgoings 100% Lessee responsible for all trade waste, and 100% Annual fire safety statement

Flooring Carpet throughout

Lease costs Each party will pay its own legal costs

Agent Details **Primus Property**
351 Anzac Parade, KINGSFORD
(W) 02 9662 6555 or (M) 0425 811 863 (Betty)

