



## Shop 3, Unit 3 470 Pacific Highway WYOMING

*Fitted Out Suitable For Many Uses*

**Area m<sup>2</sup>:** 70  
**Rent \$/m<sup>2</sup>:** \$400  
**Rent pa:** \$28,000 Per Annum Gross + GST  
**Net/Gross:** Gross  
**GST:** Exclusive  
**Parking:** 0  
**Outgoings:**  
**Contact:**

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### **Location:**

Positioned on the Pacific Highway close to the 'five-ways' intersection of Wyoming. This prominent location acts as a gateway between Gosford, Wyoming and the northern district of the Central Coast. This property benefits from quick and easy access to the highway, offering prominent exposure with Gosford Hospital and Gosford CBD close by.

### **Description:**

Total net lettable area is 70sqm approx. with great exposure and advertising opportunities to the large number of passing vehicles and pedestrians using the Pacific Highway and five-ways roundabout at Wyoming.

The premises is ground floor with disabled access and fitted out, previously used by a medical specialist however would suit many different types of uses and businesses such as retail, professionals or again medical.

- Lots of exposure
- Fitted out
- Great parking