



BOUTIQUE SHOPFRONT MOMENTS TO BRIGHTON BEACH

Perfectly situated on the bustling main street of Brighton Le Sands, with excellent exposure to thousands of vehicular traffic daily, this ground floor shop is beautifully renovated and currently leased to an establish hair dressing salon.

Features:

- * Approx. shop area 33m2 + 1 basement car space, total area approx. 49m2
- * Floor to ceiling glass shopfront with excellent exposure
- * Open plan configuration boasts beautiful renovations throughout
- * Rear access to visitor parking and own toilet amenities
- * Currently leased with lease expiring 17/01/2026 + 3 Year Option, current rent returning \$25,500 pa no GST

Asking Price:
Contact for price

Contact:
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OFFER TO LEASE

Property:

Security Bond: 3 months net rental + personal guarantee

Name:

Company Name:

ABN / ACN:

Address:

Phone:

Email:

Proposed Business Usage:

Annual Rental:

Lease Terms:

Lease Options:

Annual Increases:

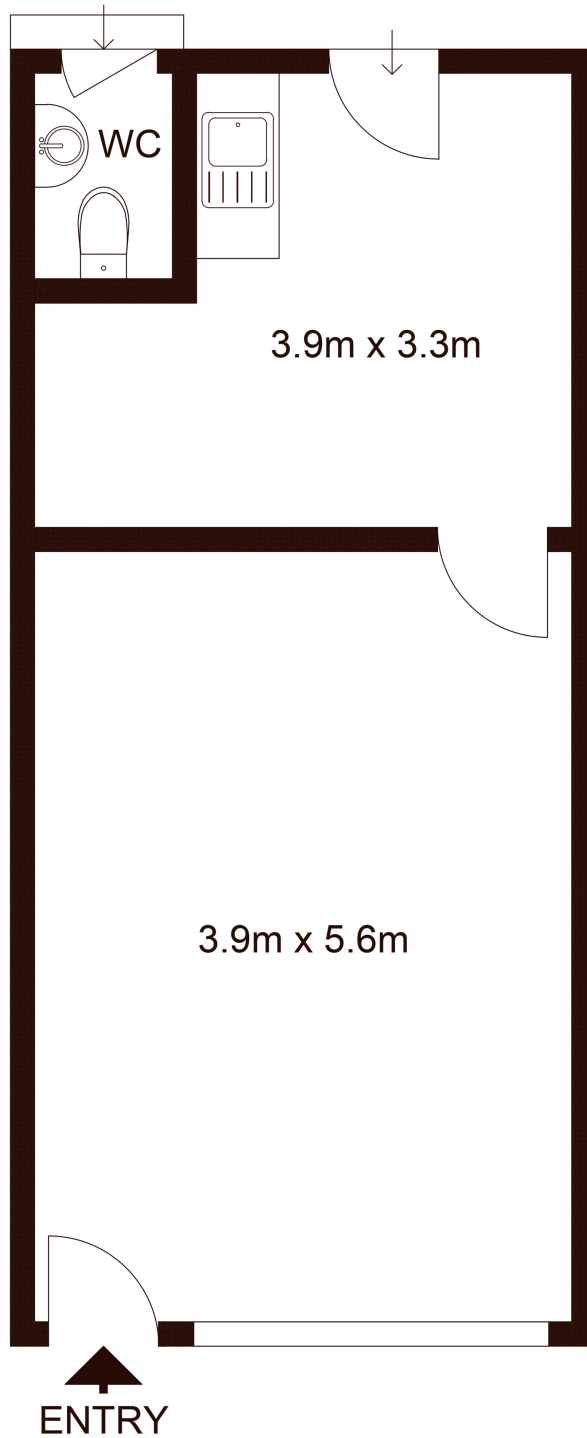
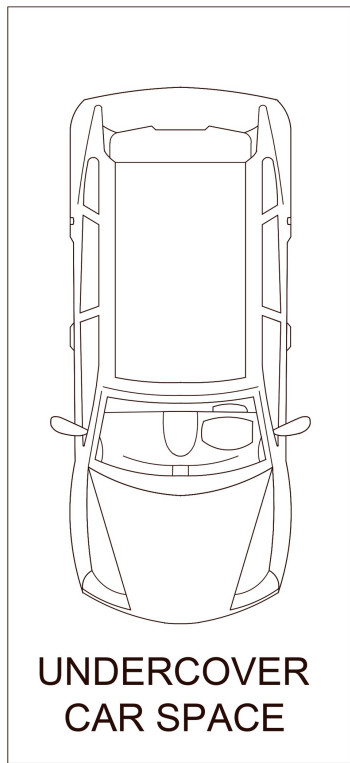
Lease Commencement Date:

Other proposal or conditions:

Signature

Date

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Shop 55/314 Bay Street, BRIGHTON LE SANDS

Not to scale • All measurements are approximate • Drawn for marketing purposes only • Floorplan by © Xorix Media

