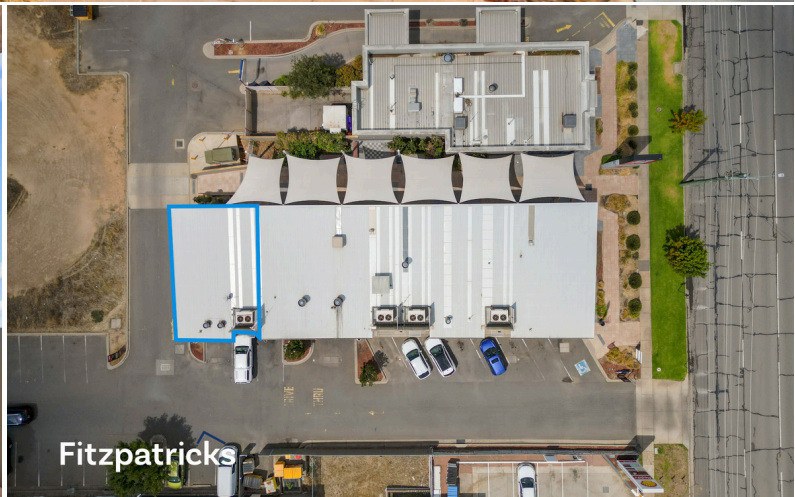


Fitzpatricks



5 / 345 Edward Street

Wagga Wagga NSW 2650

Commercial Lease

Geoff Seymour 0417 698 238

Phil Lamotte 0439 018 414

Price:

\$45,000 p.a plus GST



location:

This property is located on the Sturt Highway, close to the Olympic Highway intersection, surrounded by motels, Wagga Wagga Base Hospital, Health Services, and the industrial service precincts of Donbey Ave and Pearson Street.

area:

approximate lettable area of 117 square metres.

zoning:

R3 medium density residential - DA approval for current fast food development

improvements:

- offered as a bare shell ready for your fitout
- outgoings payable by Lessee include sewer and water

- lessee to take out public liability to \$20,000,000 and plate glass insurance
- three monthly security deposit required

The agent does not have authority to enter into a lease or bind the lessor without specific authority in the form of formal lease documentation. Oral lease agreements are expressly denied. All of the information contained in this document is from sources the Agent and Lessor believe to be reliable; however, we cannot guarantee its accuracy. Prospective Lessee's are advised to carry out their own investigations.

