



## 234 Swan Street, RICHMOND 3121

*SUPER SWAN RETAIL READY TO GO*

### Premises:

Area m <sup>2</sup> :	110
Asking Rent:	\$65,000 + GST
Outgoings:	\$11,800
Availability:	Now
Zoning:	Commercial 1
Outgoings:	\$11,800
Car Park:	Nil

### Contact:

**Max Warren**

0488 296 892

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**Lucy Kuhne**

0400 633 120

lucy@astoncommercial.com.au

### Description:

- Building Size: 110sqm\*
- High Ceilings & Great Natural Light
- Exceptional Exposure
- Rear Access
- Public Transport at Your Door
- Suits a Variety of Uses (STCA)

Aston Commercial are pleased to present this superbly presented retail premises in the prestigious Swan Street Richmond precinct. The premises is located in close proximity to the Swan and Church Street junction.

The shop presents extremely well with great frontage to Swan Street and large public car park at the rear. The property is surrounded by exceptional national operators and many of Melbourne's finest eateries. The premises would suit any retailer/office looking to make a mark in the Swan Street market.

Please contact Aston Commercial today to arrange your private inspection.

\*approx.



Level 1, 107-111 High Street, Prahran VIC 3181



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