

# FOR LEASE

## Churchill Knight

REAL ESTATE AGENTS

## SHOP 3, 7-9 RISELEY STREET, ARDROSS

### PROPERTY PROFILE

Address: 7-9 Riseley Street, Ardross  
Lot/Unit Number: Shop 3  
Use: Retail  
Size: 56 Square Metres  
Rent Per Annum: \$36,904.00 plus GST  
Outgoings PA: \$11,770 Plus GST  
Incentives On offer - ENQUIRE

### PROPERTY FEATURES

- SUPERB EXPOSURE
  - STREET FRONTAGE
  - ALSO FACING MAJOR PARKING
- CONVENIENT LOCATION
- EMPTY SHELL
- NEW AIR CONDITIONING
- OPEN PLAN

## WANTING ACTIVITY IN ARDROSS?

### COMMENCE TRADING TODAY!

This prominent space not only offers the convenience of being situated in a group of diverse stores. The premises offer large window displays to both street entrance and carpark, the owner is willing to provide new air conditioning for the incoming tenant.

**IVOR COHEN, DIRECTOR**

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