

# FOR LEASE

## Churchill Knight

REAL ESTATE AGENTS

## Shop 8, 115 Lefroy Road, Beaconsfield Plaza

### PROPERTY PROFILE

Address:	115 Lefroy Road, Beaconsfield
Lot/Unit Number:	Shop 8
Use:	Retail
Size:	69 Square Meters
<b>Rent PA:</b>	<b>\$28,000 PLUS GST</b>
<b>Rent Per SQM:</b>	<b>\$406 PLUS GST</b>
Outgoings PA:	\$5,100 PLUS GST
Outgoings per SQM:	\$74 PLUS GST

### PROPERTY FEATURES

- **FORMERLY TAILORING & LAUNDRY SERVICE**
- **OTHER RETAIL USES ALSO**
- **CONVENIENTLY LOCATED**
- **GOOD EXPOSURE**
- **AMPLE CUSTOMER PARKING**
- **PASSING FOOT TRAFFIC**
- **SPACE FOR SIGNAGE**
- **WORTHWHILE LEASING INCENTIVE FOR SUITABLE TENANT**

### PROPERTY DESCRIPTION

## RETAIL SPACE AVAILABLE!

This space is perfect for anyone wanting to be in the retail business. Comfortably sized with room to move around and, the store is so conveniently placed with frontage facing a busy car park of Beaconsfield Plaza, it's hard to resist booking an inspection to view this property.

**IVOR COHEN, DIRECTOR**

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