



## SHOP 3 20 ST. QUENTIN AVENUE CLAREMONT

### PROPERTY PROFILE

- ▶ RENT P.A \$58,000 + GST
- ▶ OUTGOINGS P.A \$8,300+GST
- ▶ AREA 65m<sup>2</sup>
- ▶ RETAIL

### PROPERTY FEATURES

- ▶ CONVENIENT LOCATION
- ▶ OPPOSITE CLAREMONT QUARTER
- ▶ STREET APPEAL
- ▶ GLASS FRONTAGE
- ▶ HIGH FOOT AND VEHICLE TRAFFIC
- ▶ AVAILABLE IMMEDIATELY
- ▶ REVERSE CYCLE AIR CONDITIONING

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### OUTSTANDING LOCATION

Retail premises with street appeal is available For Lease immediately. The space is located on a busy shopping strip in Claremont and offers glass frontage.

Saint Quentin Avenue is home to a collection of boutique stores with high foot and vehicle traffic. The shops around this store contribute positively and is also located walking distance from the Claremont Quarter.

For further information on the premises, contact us to book an inspection today!

# Churchill Knight

COMMERCIAL REAL ESTATE

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