

For Lease

123 Claremont Crescent, Swanbourne

Rare Leasing Opportunity in Prominent Position





123 Claremont Crescent, Swanbourne

Prominently located within the tightly-held Swanbourne shopping strip, with excellent exposure to both walk-by and drive-by traffic, on main road location & close proximity to Claremont town centre, prestigious schools, beaches and parks.



Highlights:

- › Internal lettable area of approximately 168.3 sqm plus 280 sqm being the combined area of car park, courtyard and existing common area: with a total land area of approximately 473 sqm;
- › Car parking for approx. 10 car bays;
- › Large street frontage of approx. 10.56 m allowing maximum street exposure;
- › Dual access to Claremont Crescent and Rob Roy Street;
- › Statutory outgoings est. at \$13,816.67 p.a. plus GST; and
- › Zoned "Local Centre", with current use of "small/intermediate shop", as per the Town of Claremont, Town Planning Scheme 3, being local centre.

For further details please contact
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