



36 Bridge Road RICHMOND

SHOP & DWELLING

Excellent opportunity to lease shop and dwelling with high exposure on busy retail strip.

Features include:

- ground floor retail of 50 Square meters approx.
- First floor office/ lounge & bedroom of approximately 50 Square meters approx
- Basement kitchen & bathroom facilities
- Large rear yard with storeroom
- Great first start
- Available 15th Sept 2010 or earlier by agreement
- Current use café
- Lease Term Neg

Size - 100 Sq meters approx

Rent - \$40,000 per annum plus GST & Outgoings

Outgoings - water rates - \$2500 pa approx

- Council rates - \$1200 pa approx

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