



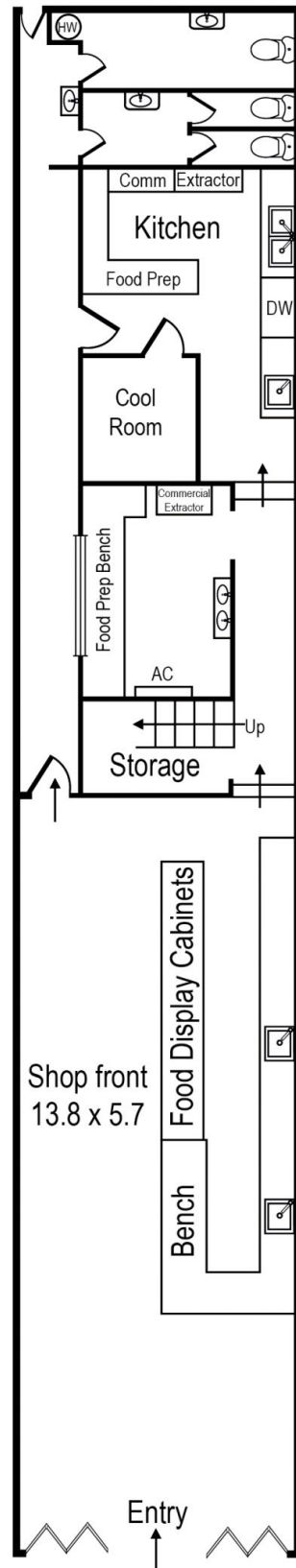
## 111 Glenferrie Rd MALVERN

### FULLY FITTED CAFE/RESTAURANT REDUCED RENT!!

Amazing opportunity for food retailer to secure prime fully fitted restaurant/café in the heart of vibrant Glenferrie Road Area: Ground Floor 120 sq. m., 1st Floor 80 sq. m. approx. Shop includes complete fitout featuring 2 separate kitchens, coolroom, bar area, rear access and 1st floor offices/staff rooms. Sensational location close to corner of Wattle Tree Road and surrounded by many national retailers, banks, Supermarket and just moments away from Malvern Central and public transport. Rental: \$79k p.a. plus outgoings & GST INSPECTION BY APPOINTMENT

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# 111 Glenferrie Road, Malvern



Ground Floor - 120 SQM (approx)

First Floor - 80 SQM (approx)

Total Area - 200 SQM (approx)

