







## 111 Glenferrie Rd MALVERN

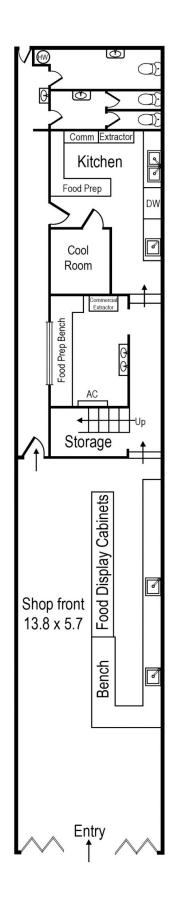
## **FULLY FITTED CAFE/RESTAURANT REDUCED RENT!!**

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, bane marie, rear access and 1st floor offices/staff rooms. Sensational location close to corner of Wattletree 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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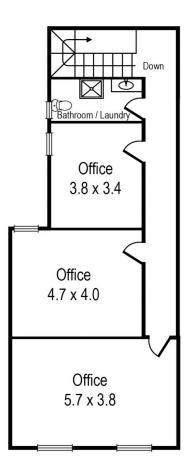




Ground Floor -120 SQM (approx)

First Floor - 80 SQM (approx)

Total Area - 200 SQM (approx)



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximates only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.