



## Shop 1 & 2 /4 Avoca Street SOUTH YARRA

### UNDER OFFER - Boutique Retail in South Yarra

Wilson Commercial are proud to present two modern, immaculate, natural light filled boutique retail premises, superbly located in South Yarra just off Toorak Road. First time available in over 20 years.

- Two adjacent boutique shops can be leased individually or together
- Separate entrances
- Versatile floorplans together of 71.76 sqm approx or individually of (35.96 sqm & 35.8 sqm approx)
- One shop with storeroom, kitchenette and internal toilet
- Surrounded by some of Melbourne's best cafes, shops and restaurants
- Train and tram within walking distance

#### Rental:

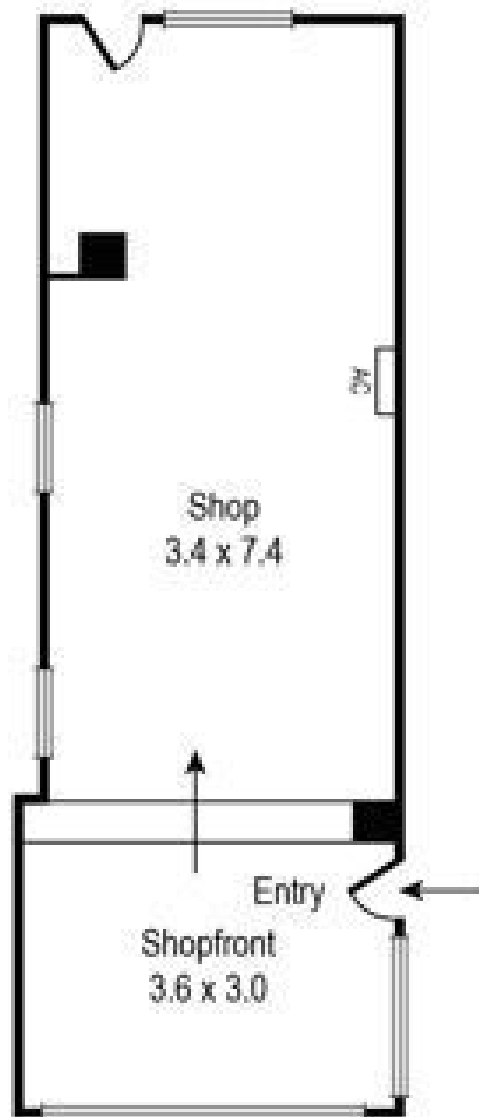
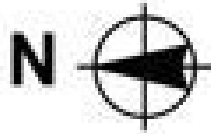
Shop 1 - \$35,000 p.a. + GST + outgoings

Shop 2 - \$36,000 p.a. + GST + outgoings

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# Shop 1, 4 Avoca St, South Yarra



Total Area = 35.96m<sup>2</sup> Approx