



## 892 Nepean Highway Hampton East



### RETAIL SHOP IN VIBRANT SHOPPING STRIP

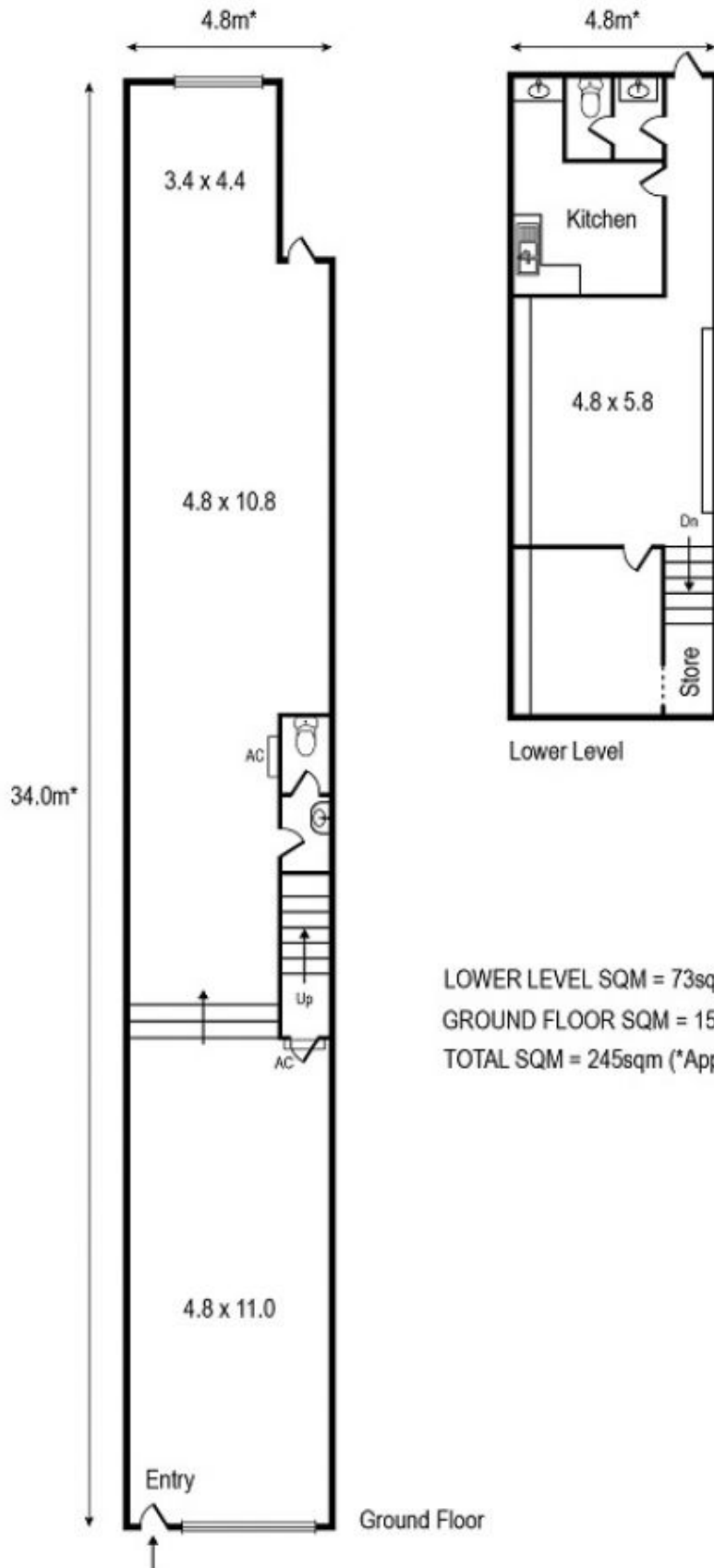
Wilson Commercial is pleased to offer for lease 892 Nepean Hwy, Hampton East. This large and bright retail premises is superbly situated in a busy shopping strip available for many uses STCA

Features include a large basement area with toilet and kitchen facilities.  
Rear laneway with secure undercover car park.  
Numerous off street customer parking available at front and rear of the premises  
5-minute walk to Moorabbin Train station and bus line.  
Floor area 270sq.m approx. ground floor 164sq. m approx.  
Rental: \$65,000 p.a. + GST + outgoings  
Available: Now

**\$65,000 + GST + Outgoings**

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LOWER LEVEL SQM = 73sqm (\*Approx.)  
GROUND FLOOR SQM = 152sqm (\*Approx.)  
TOTAL SQM = 245sqm (\*Approx.)