

15/193 Oxford St, Leederville, WA 6007

\$40,000.00 p.a. + outgoings + GST

Retail Shop



## Leederville Retail/Office Space

This ground floor, street front retail/office space of 98 sqm is right near the heart of Leederville. Being less than 200 m from the intersection of Vincent Street, it's high traffic location and proximity to the retail hub of Leederville provides plenty of passing traffic.

**Open for Inspection**

By Appointment.

This property would be ideal for owner occupiers or investors seeking a high demand location with the advantages of its near CBD location.

You can use the existing fitout or transform the space to suit your requirements. The space has great exposure and features a ducted AC system, good natural light, plus a single car bay.

The existing use is 'office', though other uses are possible subject to council approval.

Rent: \$40,000.00 p.a. + outgoings + GST

Outgoings are budgeted at \$11,500.00 p.a. (ex GST)

The space is also available to purchase.

Contact Jason Hughston for further details and to arrange an inspection.

### Listed By

Jason Hughston

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