

**2/255-259 Farmborough Rd, Farmborough Heights, NSW  
2526****Leased - \$23,400**

Office Suite

**255-259 Farmborough Road!**

Prominently located on the busy, main road of Farmborough Heights is this unique commercial building offering substantial exposure to passing traffic and the convenience of plenty of off street parking. The community shop space is located amongst a residential area offering a unique opportunity for any business.

Currently occupied as a retail premises, and with previous use as a convenience store, this space may be suitable for a vast array of commercial or retail uses such as a cafe, restaurant, food store, medical or professional office space, the opportunities are endless (STCA). The adjoining tenancy is a beautician.

**Open for Inspection**

By Appointment.

- Lettable area is approximately 110m2
- Features glass shopfront and roller shutters
- Spacious, open plan layout (option to have 2 office spaces)
- Internal toilet and kitchenette
- Lots of parking at the front of the premises and on the street
- Public bus stop located immediately in front of the property
- Signage opportunities available
- Suitable for a variety of commercial or retail businesses (STCA)

**Listed By**

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