

**7/53-63 Clifford St, Goulburn, NSW 2580**

**Leased - \$35,000**

Commercial Shop



## LEASED. Butcher Shop Ready to Go - Prime Location!

- \* Situated in the heart of Goulburn's CBD.
- \* Multiple car spaces at your doorstep, including "Free All Day" Council parking.
- \* Set up as a butcher shop, fully equipped and ready to go.
- \* 100sqm internal space.
- \* Cooler Room.
- \* \$35,000 ex GST per annum gross rent. You only pay for your own power.

**Open for Inspection**

By Appointment.

If you are experiencing cold, flu or Covid-19 symptoms, we kindly request you do not attend inspections in person. We can accommodate a video walk through, or video call inspection in those circumstances.

We make no representation or warranty to the accuracy, reliability or completeness of the information relating to the property. Parties should rely on their own assessment and/or professional advice. All boundary markings indicative only.

**Listed By**  
Brett Storrier

