

## 75 Howard Rd, Padstow, NSW 2211

LEASED

Retail Shop



### Prime Commercial Opportunity in the Heart of Padstow

This is your chance to secure a high-exposure commercial space in one of Padstow's most convenient and vibrant locations. Situated directly across from Padstow Train Station and nestled on the main strip, this approximately 60sqm premises offers outstanding street visibility and is just footsteps from public transport, cafes and shops. It's the perfect setting for a wide range of business types looking to capitalise on constant foot traffic and a strong local presence.

#### Open for Inspection

By Appointment.

Inside, the space includes timber flooring and high ceilings, creating a bright and airy environment enhanced by generous natural light. With two internal sinks, a well-equipped kitchen with ample storage and plenty of PowerPoints throughout, the layout offers excellent functionality. A rear lane provides easy access, while added conveniences such as an external tiled toilet and secure locks make this an appealing choice for small businesses, startups or boutique services.

Whether you're launching a new venture or expanding an existing one, this commercial site provides a blank canvas to bring your business vision to life.

- Excellent opportunity in a high-demand commercial area
- Approximately 60sqm of internal space
- Prime main street exposure opposite Padstow Station
- Rear lane access for convenience
- External toilet with tiled flooring and mirror
- High ceilings and lots of natural light throughout
- 2x internal sinks, kitchenette with ample storage and multiple PowerPoints
- Only minutes' walk to Padstow train station and local amenities

#### Listed By

Lush Pillay

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Listing Number: 1622107

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.

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