

## 446 Oxford St, Bondi Junction, NSW 2022

P.O.A.

Retail Shop



### Brand New Ground Floor Retail Shop Centrally Located In The

Century 21 Armstrong-Smith - Bondi Junction is proud to present this brand new ground floor shop with fantastic shop front exposure.

Positioned in the heart of the thriving Bondi Junction Mall this approximately 126m<sup>2</sup> space is suitable for a variety of uses including restaurant, café, convenience store, professional rooms etc. Included are its own amenities, grease-trap readiness and rear lane access.

Downstairs is a generous basement area approximately 74m<sup>2</sup> ideal for use as storeroom, kitchen or staff room and comes with private w.c. facility.

This is the perfect spot!

Floor area: approximately 200 m<sup>2</sup> total

**Open for Inspection**

By Appointment.

#### Listed By

The Office

Phone: (02) 9387 4911



## Floorplan



## 446 Oxford Street, Bondi Junction, NSW, 2022

Note:  
DO NOT SCALE DRAWING  
All dimensions and areas are approximate and are in millimeters unless noted otherwise.  
It is the Lessee's responsibility to check and verify all dimensions and areas.