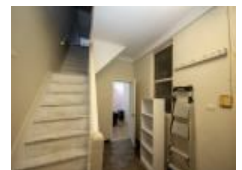
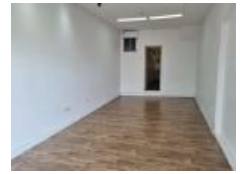


## 72 Pacific Hwy, Wyong, NSW 2259

Leased - \$21,660

Commercial Shop



### MAIN ROAD EXPOSURE - Shopfront and office space.

An ideal shopfront located in a prime position fronting the Pacific Highway in Wyong directly opposite the Train/Bus Station.

**Open for Inspection**

By Appointment.

The premises consists of a 45sqm shopfront/showroom on street level with a 35sqm area upstairs comprising of 3 offices.

It offers a a split system air conditioner, galley kitchen, separate male and female toilets as well as secured parking for 3 cars at rear with access from Peters Lane.

The growing township of Wyong will bring great exposure to your business with plenty of foot traffic past the door and you are surrounded by other successful businesses.

Outgoings - 50% land rates, 50% water rates, fire services.

Lease terms: Takeover of a lease that expires on 21/10/24 with a further 1 year option.

**DISCLAIMER:** This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, First National Real Estate Coastwide, does not make any representation as to the accuracy of any of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.

### Listed By

Adrian Simpson  
Phone: (02 ) 4353 1999  
Mobile: 0425 251 888

David Manuelle  
Phone: (02 ) 4353 1999

