



## 245 William Street, NORTHBRIDGE 6003

*Rare Character Build Shop in Northbridge!*

|                            |               |
|----------------------------|---------------|
| <b>Premises:</b>           | Shop 2        |
| <b>Area m<sup>2</sup>:</b> | 187           |
| <b>Rent:</b>               | Contact Agent |
| <b>Net/Gross:</b>          | Net           |
| <b>Outgoings:</b>          | \$18,723      |



**Cold Store**  
Large Cool Room



**Exhaust System**



**Location**  
Character Building



**Traffic**  
High Volumes of Foot and  
Vehicle Traffic

### Location:

Situated on corner of William and Francis Street in the heart of Northbridge. This iconic heritage listed premises is exposed to a high amount of both foot and vehicle traffic. Situated in close proximity are the state library, North Metropolitan Tafe and an array of popular bars and eateries. Your business will benefit from the adjoining "Britannica" backpackers operation.

### Description:

- William St Exposure
- Open Plan layout
- Rear Kitchen

Shop 2 presents itself as an excellent opportunity for a new operator looking to establish their business in the heart of Northbridge. This spacious 187sqm shop offers a rustic modern atmosphere that provides businesses a unique touch. Recently been de-fitted, this property is ready for a new look that will capture Northbridges attention. It is fit for a variety of uses with a spacious open plan layout and a rear kitchen.

Register your interest today with Porter Commercial!

### Contact:

**Bruce Porter**  
T (08) 9470 9700  
E [bporter@portercommercial.com.au](mailto:bporter@portercommercial.com.au)

**Cameron Porter**  
0422 164 058  
cporter@portercommercial.com.au