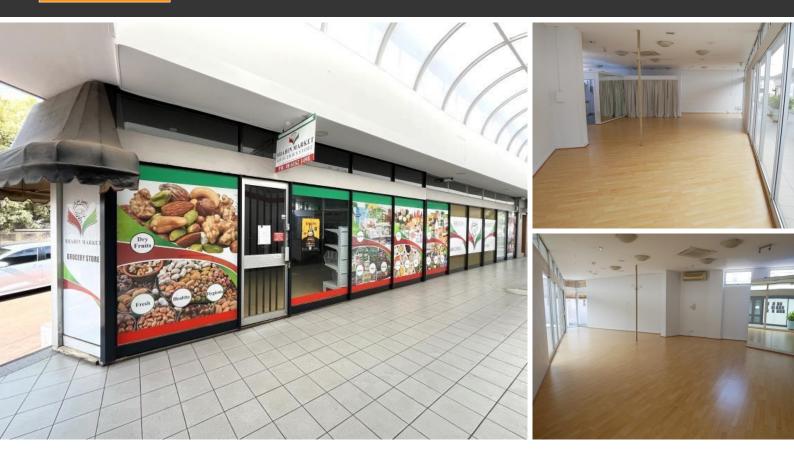


# For Lease



# 3 Kearns Crescent, ARDROSS 6153

## Shop in Riseley Street Precinct!

Premises:	Shop 2
Area m <sup>2</sup> :	100
Rent:	\$22,500 p.a. plus GST
Net/Gross:	Net
Outgoings:	\$16,965

Location Sought after retail precinct

**Parking** Ample nearby car parking

Cafe Adjacent to successful cafe

Natural Light Excellent natural lighting to mall

#### Location:

Shop available in Riseley Street precinct situated just off Canning Highway and Riseley Street! Shop 2 is available for lease in this attractive mall setting, enjoying excellent exposure from walk through traffic and more importantly direct exposure to patrons of the highly rated "melting pot cafe", Gelare` and Paste Thai restaurant. Major operators such as Domino's, Dome, Grill'd, II Cio restaurant and Scutti's fresh market are also within close vicinity.

#### **Description:**

- Sought after "Riseley Street Precinct"
- Attractive mall position
- Suit a variety of uses

The 100 square metre shop features an open plan layout with a kitchenette and large glass windows along the shop front, which provide ample natural light and the opportunity for great signage.

This popular retail precinct caters to a well-established demographic area that is sure to provide an excellent platform for your business to succeed.

Contact Porter Commercial today for further information!

Contact: Cameron Porter T 0422 164 058 E cporter@portercommercial.com.au

Nick Geers ngeers@portercommercial.com.au

#### www.portercommercial.com.au

### P (08) 9470 9700 | F (08) 9470 9711 | A 64 Canning Highway, Victoria Park WA 6100 | M PO Box 89, Victoria Park WA 6979

Whilst every care has been taken to the preparation of the particulars, the information has been supplied to us and no warranty is able to be given as to its accuracy. Accordingly, all interested parties should rely upon their own enquiries. These particulars in no way constitute part of either an offer or a contract on behalf of the agent or the owner.