



## 776 Beaufort Street, MOUNT LAWLEY 6050

*BEAUFORT SQUARE OPPORTUNITY!*

<b>Premises:</b>	Shop 6
<b>Area m<sup>2</sup>:</b>	75
<b>Rent:</b>	\$27,000 p.a. plus GST
<b>Net/Gross:</b>	Net
<b>Outgoings:</b>	\$20,000



**Location**  
Beaufort Square Retail Court



**Parking**  
Ample common parking



**Traffic**  
Great exposure from passing traffic



**Frontage**  
Signage opportunity

### Location:

776 Beaufort Street enjoys excellent exposure from high levels of passing traffic and is conveniently situated in close proximity to local amenity such as Second Avenue IGA, Inglewood Hotel and public transport. Join the popular Threecoins Italian Trattoria and Mount Lawley Fish & Chips in Beaufort Square.

### Description:

- Open plan retail space
- Ample common parking
- Suit many retail uses

Shop 6 comprises 75.6sqm of retail space, featuring a predominantly open plan layout with a single private room at the rear, ample common parking at its doorstep and the opportunity for great signage.

For further information contact Porter Commercial today!

### Contact:

**Cameron Porter**  
T 0422 164 058  
E [cporter@portercommercial.com.au](mailto:cporter@portercommercial.com.au)

**Tea Webb**  
(08) 9470 9700  
[twebb@portercommercial.com.au](mailto:twebb@portercommercial.com.au)