

# For Lease



# 50 Belvidere Street, Belmont 6104

# Join Vibrant High Street Location - Suit Many Different Uses

#### Premises:

Area m <sup>2</sup> :	110
Rent:	\$30,000 p.a. plus GST (Includes Outgoings)
Net/Gross:	Gross
Outgoings:	
$\bigcirc$	Location Lively neighbourhood strip
	<b>Parking</b> Ample customer parking
*):-	Air Conditioning
	Secure Yard

#### Location:

Located a few doors down from the Belvidere IGA and Bottlemart, the property enjoys great exposure to daily traffic. Close proximity to Stanton Rd ensures quality access to the Domestic & International Airports plus the DFO Perth.

#### **Description:**

- Excellent frontage & exposure
- Secure rear yard w/ disabled toilet
- Freestanding and self-contained

This 110sqm (approx.) well-appointed shop / office on 233sqm\* of land is ready for immediate occupation! Featuring a great combination of open layout and internal partitioning, the property has excellent flexibility to fit your needs.

With air-conditioning, alarm system, security roller doors, storage options and disabled toilet plus significant secure yardage at the rear of the property, this property would suit many different uses. Combined with ample customer parking right outside your door and close proximity to businesses such as Belvidere IGA & Australia Post, this is a great opportunity to join an established retail strip.

Contact Porter Commercial today for further information or to arrange an inspection.

### Contact:

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