

## 10B Ennis Road, MILSONS POINT 2061

### LOCATION

This retail shop is located amongst the bustling Ennis Road retail precinct at the entrance to Milsons Point Train Station.


### DESCRIPTION

An exciting opportunity has arisen for a retail operator to secure a prime retail offering on a short term basis.


This newly refurbished retail shop, comprising approximately 36sqm, benefits from superior exposure and significant amounts of passing foot traffic being located inside the entrance to Milsons Point Train Station.


The property is zoned B1 Neighbourhood Centre under the North Sydney Local Environmental Plan 2013 which permits uses including business premises, neighbourhood shops, food & drink premises and office premises, amongst others. All proposed uses are subject to Council approval.


### FEATURES

 **Lvl/Suite**  
Ground Shop

 **Area**  
36 m<sup>2</sup>

 **Rent**  
\$1,111/m<sup>2</sup> Net

 **Rent Review**  
To be advised

 **Term**  
Two (2) Years

 **Outgoings**  
Payable by tenant

 **Available**  
Available Now!

### CONTACT

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