



## 451 The Horsley Drive, FAIRFIELD 2165

### LOCATION

This retail opportunity is located within a small retail precinct on The Horsley Drive, Fairfield and is situated 15 minutes' walk from Fairfield Train Station and 10 minutes' walk from Fairfield's main shopping centre.

### DESCRIPTION

The property comprises approximately 58sqm and includes a small kitchenette, shared toilet facilities to the rear, together with shared customer and staff parking off Loscoe Street.

The property enjoys excellent exposure and benefits from significant amounts of passing traffic from The Horsley Drive.

The property is zoned B1: Neighbourhood Centre under the Fairfield Local Environmental Plan 2013 which permits uses including business premises, food & drink premises, and neighbourhood shops, amongst others. All proposed uses are Subject to Council Approval (STCA).



**Outgoings**  
Payable by tenant



**Parking**  
Shared customer & staff parking off Loscoe Street



**Building Grade**  
N/A

Level/Suite	Lease Type	Area (sqm)	Rent (\$/sqm)	Outgoings (\$/sqm)	Availability	Comments
Ground Floor Shop	Direct	58	Net		Immediately	The lease will contain a break clause allowing TfNSW to terminate at any time on 6 months' notice.

### CONTACT

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