



## 318 Hume Highway, LIVERPOOL 2170

### LOCATION

A commercial (office/retail) opportunity located along the bustling Hume Highway. It is 3 minute walk from bus stop at Hume Hwy before Rose Street and a quick 20 minute ride from Glenfield train station.

### DESCRIPTION

Prime commercial (retail/office) opportunity located on the bustling Hume Highway and is surrounded by high profile businesses including McDonald's, KFC, and Bob Jane T-Mart, making this an ideal opportunity for either a retail or office use (STCA).

Comprising two interconnected retail shops on the ground floor, along with a kitchenette equipped with a sink and with self-contained bathrooms to the rear. Total lettable area of 140 sqm (approx.) To the rear of the site there is approximately 200 sqm of hard stand that can be used as staff and customer parking.

This versatile space presents itself as a blank canvas for various business purposes, subject to Council Approval.

Don't miss out on this fantastic opportunity to establish your business in a prime location. Contact us today to get more details and arrange a viewing.

### FEATURES



**Lvl/Suite**  
Level Shop



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



**\$** Rent  
/m<sup>2</sup> Net



**Rent Review**  
Fixed 3% increases annually



**Term**  
5 years (with break clause)



**Outgoings**  
Payable by tenant

### CONTACT

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Transport for NSW [sydney@ciaustralia.com.au](mailto:sydney@ciaustralia.com.au)



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# FOR LEASE



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