



Iconic CBD Building

Retail

127 Sturt Street, Ballarat Central, Vic 3350

Floor Area: 160 m²

Property Description

- **Ground floor of 160 sqm***
- **Spectacular renovation**
- **Best location in heart of Ballarat CBD**

- Ground floor of 160 sqm* with large cellar storage
- Frontage of 13 metres*
- Spectacular renovation
- Existing fit-out can be removed
- Modern M/F amenities
- Fully air conditioned
- Rear access with 3 car parks
- Potential to add first floor 160m² + 70 m² of amazing balcony area at additional cost
- Located next to busy Sturt/Lydiard St intersection
- Massive visibility to passing pedestrian & vehicle traffic
- Best location in heart of Ballarat CBD

For Lease: \$55,000 pa + GST and outgoings

For more information, please contact Colliers agent Charles Kennedy on 0431 914 778.

Approximately*

For Lease

\$42,500 pa + GST and outgoings



Charles Kennedy

0431 914 778

Colliers - Ballarat

Level 2, 210 Sturt Street, Ballarat
Central Vic 3350