



## SIGNED LEASE - Prime Corner Position

Retail • Showrooms/Bulky Goods • Industrial/Warehouse

1a Hilltop Road, Merrylands, NSW 2160

**Floor Area:** 200 m<sup>2</sup>

**Land Area:** 866.00 m<sup>2</sup> (approx)

### Property Description

Occupied by a mechanical work for the last 10 years plus, the property would suit car wash business, cafe, restaurant etc features include

- Prime corner exposure
- High traffic flow location
- B1 Neighbourhood zoning
- Site area of 866sqm
- Close proximity to Parramatta and Merrylands CBD and direct access to M4 on-ramp/off-ramp

Rental is \$110,000 per annum plus outgoings plus GST

### Leased

Leased: Tue 27-Apr-21

### Additional Details

#### Tenure Type

Vacant Possession

#### Zoning

B1 Neighbourhood zoning

Professionals

**Steve Vella**

0414703382

Professionals Vella Commercial  
Property - FIVE DOCK

72d Great North Road, Five Dock  
NSW 2046

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