



## AFFORDABLE RENT IN GREAT POSITION

Offices • Retail

5/246-252 Carlisle Street, Balaclava, Vic 3183

**Floor Area:** 42 m<sup>2</sup>

### Property Description

- **Excellent exposure**
- **Ideal for food, retail etc**
- **42 SQM approx.**

Shop 5 is positioned at the back of this iconic Arcade, facing the Coles Car Park and located near the Coles entrance. With an abundance of car traffic and foot traffic in and out of the car park and through the Arcade, Shop 5 is perfect for a Café, Bakery, Hair Salon, Retail Shop etc. The Shop has now been taken back to walls and has been freshly painted white and has its own toilet facility in the shop. The Arcade is also a walk through to Balaclavas iconic Carlisle Street Shops, Cafes and Restaurants.

- Rent \$22,000 + GST PA
- Outgoings - Approx. \$6,000 PA
- Size Approx. 42 SQM

To book an appointment to view this space - Please send an email through to [matthew.christophi@belleproperty.com](mailto:matthew.christophi@belleproperty.com)

**Leased**

Leased: Mon 11-Jan-21

### Additional Details

**Outgoings**

\$6000



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**Belle Property - St Kilda**

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