



## 77 Smith Street Fitzroy Prominent corner location

Retail

77 Smith Street, Fitzroy, Vic 3065

**Floor Area:** 100 m<sup>2</sup>

**Land Area:** 100.00 m<sup>2</sup> (approx)

### Property Description

Available for lease is an inner city ground floor shop with double fronted exposure.

This property is located on the corner of Smith and Gertrude Streets in Fitzroy.

The premises is suitable for a wide variety of businesses and has excellent access to public transport.

As a guide rent would be \$50,000-\$55,000 per annum subject to lease terms and conditions including length of lease.

There is also the opportunity to secure signage rights to the north facing wall (Gertrude Street Corner) giving you strong exposure to the through traffic of Smith Street and passing trams.

As a guide additional signage rights to this North wall would be \$4,000-\$10,000 per annum depending on terms and conditions including lease term. This advertising is on the white section of the wall as seen in the photos (white section outlining "advertise here")<br/...

### Leased

Leased: Wed 17-Oct-18

### Additional Details

#### Building

Partial

#### Tenure Type

Vacant Possession

#### Outgoings

\$3500



### For Sale For Lease

1300 622 300

**For Sale For Lease - Corowa**

86 Hume Street, Corowa NSW 2646