



## Shop for Lease - Ideal for Deli/Take-Away

Retail

Shop 3/18-22 Anderson Walk, Smithfield, SA 5114

**Floor Area:** 102 m<sup>2</sup>

**Land Area:** 110.00 m<sup>2</sup> (approx)

### Property Description

- **Lessor Incentives To The Right Tenant**
- **Short Walk to Smithfield Train Station**
- **High Exposure Site**

The area and local businesses are screaming for someone to take over this shop & add to the take-away options or provide a local deli. Located in a small group of retail shops close to public transport facilities is this space waiting to be revived. T

- \* 110m<sup>2</sup> (approx)
- \* Cool room fridge (x4 wide)
- \* Shared staff toilet facilities
- \* Rear access for deliveries
- \* Plenty of parking
- \* Short walk to the Smithfield train & bus interchange

Rent: \$25,000 + Outgoings per annum + GST

For more information or to arrange an inspection, please contact the Leasing Agent:  
Claire Britton 0417 833 242

### Leased

Leased: Wed 01-Sep-21

### Additional Details

#### Tenure Type

Vacant Possession

#### Parking

Comments

On-Site Parking



**Claire Britton**

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