

# FOR LEASE



## 175 James St, Guildford

Prime Retail Shop 155 sqm

Historical Trading Location

Character building

Street front corner location!

Fantastic High Exposure Premises!

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**175 James St,  
Guildford**



### **Location**

A classical long-established and sort after trading location. The shop form part of the original retail premises in the area and dates back well over 100 years. Whilst most recently a highly regarded Antique and Furniture store, in the past it has included such uses as markets, food shops, artists galleries, etc.

Significant exposure to passing traffic from this prime corner location.

### **Premises**

First time these premises have been available in 40+ years.

Beautifully maintained in original condition with high pressed tin ceilings, character entry doors and easy rear access. Premises will be re-painted with new air-conditioning prior to commencement of the lease.

We encourage your inspection!

### **Details**

**Shop - 155 sqm**

**Rental (+GST)**  
\$5,500 per month

**Outgoings (+GST)**  
\$800 per month

**Lease Term**

3 to 5 Years

**Availability**

Immediate

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