



Shop 1  
**134 Mann Street Gosford**  
*220sqm Ground Floor - Prime Position*

**Area m<sup>2</sup>:** 220  
**Rent \$/m<sup>2</sup>:** \$364  
**Rent pa:** Contact Agent!  
**Net/Gross:** Net  
**GST:** Exclusive  
**Parking:** 0  
**Outgoings:**  
**Contact:**  
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**Location:**

Positioned in the Carbow Arcade in the core of Gosford CBD. The property is within easy walking distance from public transport and local amenities, such as shopping, banking and cafes/restaurants.

**Description:**

This is a versatile ground floor space of approximately 220sqm suitable for range of uses from retail to office space.

Formerly occupied by the ANZ Bank, the space offers a commanding presence and good access with automatic glazed entry doors, as well as rear staff access, and abundant signage opportunities.

The space is of mostly regular shape, allowing diverse fit out opportunities, and includes private internal amenities.

With Gosford CBD on the rise, this is an exciting opportunity to secure a key position in the heart of town.

- Huge exposure to Mann Street
- Walk through to Council car park
- Core position in Gosford CBD