



Ground Suite G02  
**114 Erina Street GOSFORD**  
*Right Next Door to Australia Post*

**Area m<sup>2</sup>:** 94  
**Rent \$/m<sup>2</sup>:** \$209  
**Rent pa:** \$19,650.00 Per Annum  
Gross + GST  
**Net/Gross:** Gross  
**GST:** Exclusive  
**Parking:** 2  
**Outgoings:**  
**Contact:**

**Chris Watson**  
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**Location:**

Positioned on one of the most high profile corners in Gosford CBD, where Erina Street meets Watt Street. The property offers great proximity to local amenities, including an easy walk to Gosford Train Station, and directly opposite the Imperial Shopping Centre.

**Description:**

Now available for lease, this ground floor tenancy provides an exclusive area of 78.6m<sup>2</sup> approx.

The premises provides a full glass shopfront, one partitioned office and showroom/open plan work space.

In addition to the 78.6m<sup>2</sup> above the tenancy also has access to a kitchenette, amenities and two allocated parking spaces.

This premises is perfect for retail, positioned in a great part of town right next door to Australia Post, gaining lots of pedestrian traffic & plenty of advertising and signage opportunities.

Don't miss out, enquire today.

- Fitted out
- Allocated parking
- Convenient CBD position