

# FOR LEASE



## 175 James St, Guildford

Prime Retail

60 sqm

Shop 3b

Character Building

Well Established Retail Precinct

Fantastic High Exposure Premises

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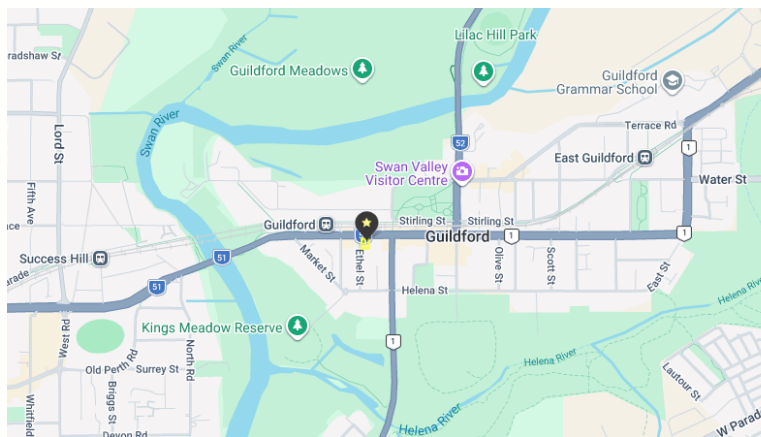
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# Shop 3b, 175 James St, Guildford



## Location

High profile trading location directly opposite the Guildford Train Station and carpark. The shop forms part of the original retail premises in the area and dates back well over 100 years. Whilst most recently a popular clothing and fashion store, in the past it has included such uses as markets, food shops, artists galleries, etc. Significant exposure to passing traffic from this prime location.

## Premises

Rectangular 60 sqm premises with rear access to amenities. Beautifully maintained in original condition with high pressed tin ceilings, character entry doors and easy rear access. Premises will be re-painted prior to commencement of the lease.

We encourage your inspection!

## Details

Shop 3b - 60 sqm

### Rental (+GST)

\$2,000 per month

### Outgoings (+GST)

\$320 per month

### Lease Term

3 to 5 Years

### Availability

Immediate

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