



Rated No.1 Agency in Newtown



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**Victor Kelly Estate Agents**

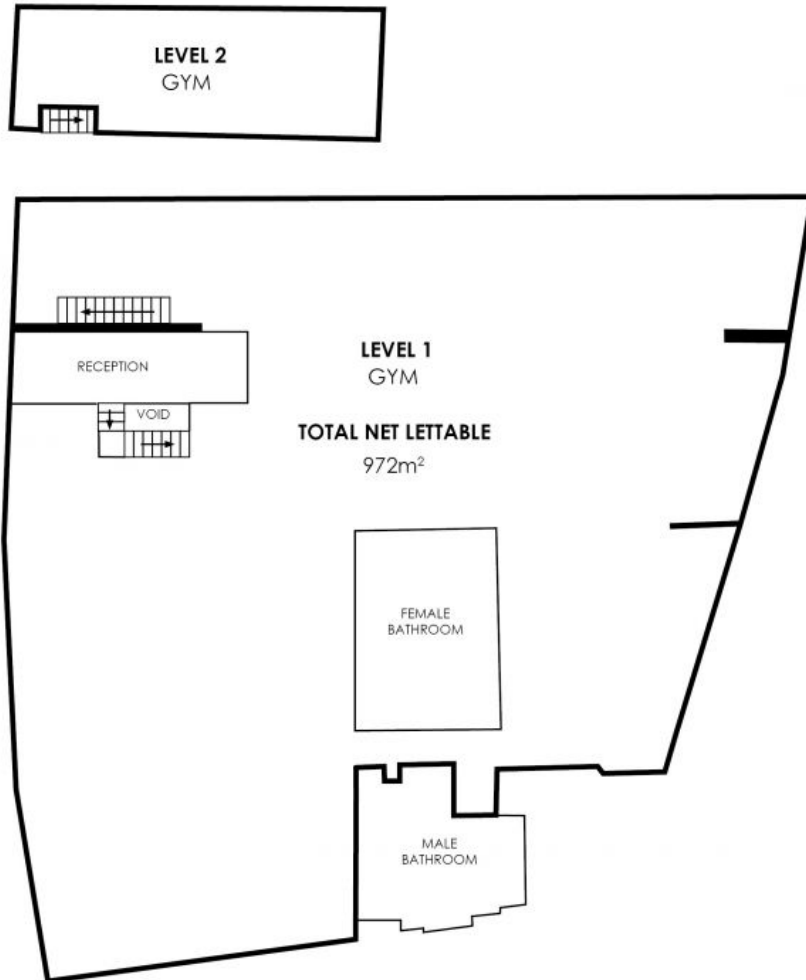
**5/294 King Street NEWTOWN, NSW  
NEWTOWN GYM - KING STREET**

**Contact** Cherie Kelly  
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**Type** Retail

**Land** 972Square Metres

- Premium commercial investment with upside.
- ? "AAA" Commercial Investment
- ? Newtown Gym has been established for over 22 years
- ? Lease 10 X 10 years
- ? Net Lettable Area 972.7 sqm
- ? Immense Exposure 1st Floor Frontage to King Street of 35 metres
- ? Rear Street Exposure of 33 metres to Wilson Street
- ? Dimensions 35/33 X 35/26 m approx
- ? Zoned Local Centre B2
- ? City of Sydney Council
- ? Ample natural light
- ? High Ceilings
- ? Male & Female ameni



5/294 King Street, Newtown

Scale shown in metres. All dimensions herein are approximate and gathered from sources believed to be reliable. Whilst every effort is made for the accuracy of our floor plans, interested parties should rely on their own enquiries. This plan serves only as a guide for marketing purposes.

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Plans shown are only indicative of layout. Dimensions are approximate.