



## Victor Kelly Estate Agents

## NEWTOWN, NSW RETAIL INVESTMENT NEWTOWN

**Contact** Cherie Kelly  
0478680551  
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**Type** Retail

**Land** 70Square Metres

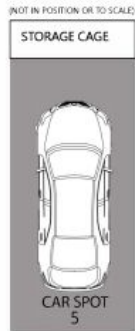
**EXCELLENT RENTAL RETURN - AAA LONG-TERM TENANT - SUPERB RETAIL LOCATION.**

**4.5% NET RENTAL RETURN PER ANNUM EXCLUDING GST.**

Retail Shop located in busy Enmore Road, Newtown having generous street exposure, and loads of passing pedestrian traffic. Current rent is \$49,031 + GST per annum with 4% annual rental increases. This property offers great exposure and a unique investment opportunity to secure a prominent retail property.

The premise consists of retail space, one secure car space and a storage cage. The total area on the title is 70 sqm. with a frontage of approximately 5.0 metres. Near new property, the complex contains 5 stylish shops and 29 one, two and three-bedroom apartments.

**FEATURES:**  
? Premium Retail Inu



Plans shown are for presentation purposes only and are not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as sole and accurate reference. Interested parties should make their own inquiries.



5/63-71 ENMORE RD, NEWTOWN

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**NEWTOWN, NSW**

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