

Victor Kelly Estate Agents

40 King Street NEWTOWN, NSW SOLD BY VICTOR KELLY

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This is a rare opportunity to acquire a substantial prime retail property currently leased to a AAA tenant trading as an IGA supermarket.

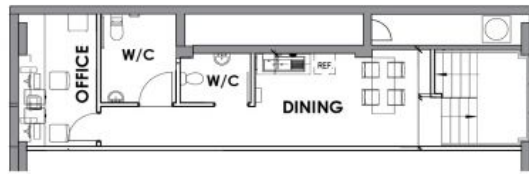
Type Retail

This quality property has been completely renovated by the tenant including adding a mezzanine level used as staff offices and amenities. This property is in excellent condition. Rent \$315,142 + GST 4.8% yield

Land 431Square Metres

BRIEF SUMMARY

- ? Floor Space Ratio 2.0:1
- ? Allowable building floor space 862 sqm approx.
- ? Building Height limit twelve metres approx. 3 to 4 floors
- ? Sizable street frontage of 15 metres
- ? Zoned B2 Local Centre. allowable uses include Boarding houses; Commercial premises; Light industries; Me



FIRST FLOOR



GROUND FLOOR

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This plan is to be used as a guide only. All interested parties must make and rely on their own enquiries.

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