

## Victor Kelly Estate Agents

## 40 King Street NEWTOWN, NSW SOLD BY VICTOR KELLY

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

**Land** 431Square Metres

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

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

### BRIEF SUMMARY

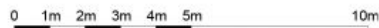
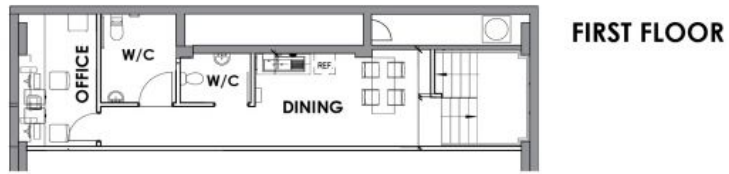
? Floor Space Ratio 2.0:1

? 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



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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.