



Victor Kelly Estate Agents

238-240 Enmore Road ENMORE, NSW RETAIL & RESIDENTIAL WITH DUAL INCOME

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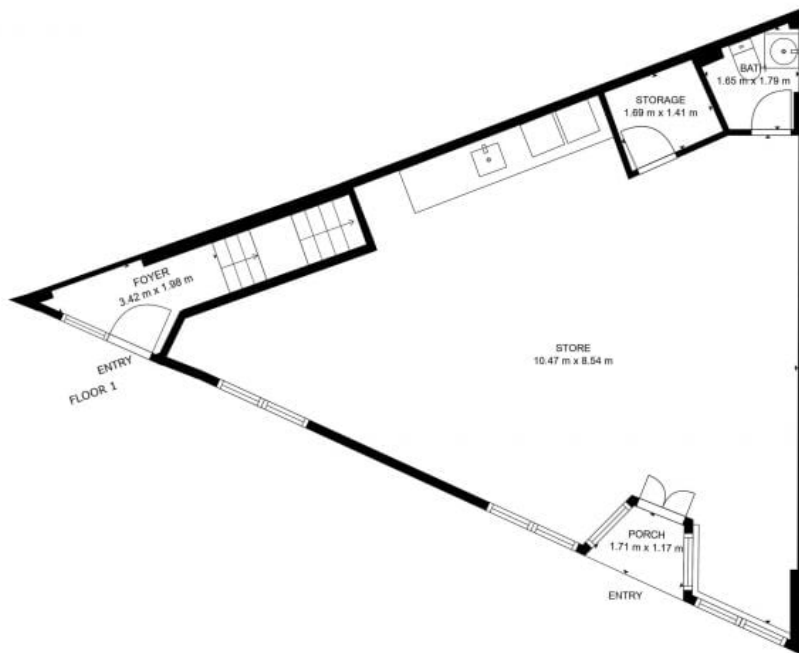
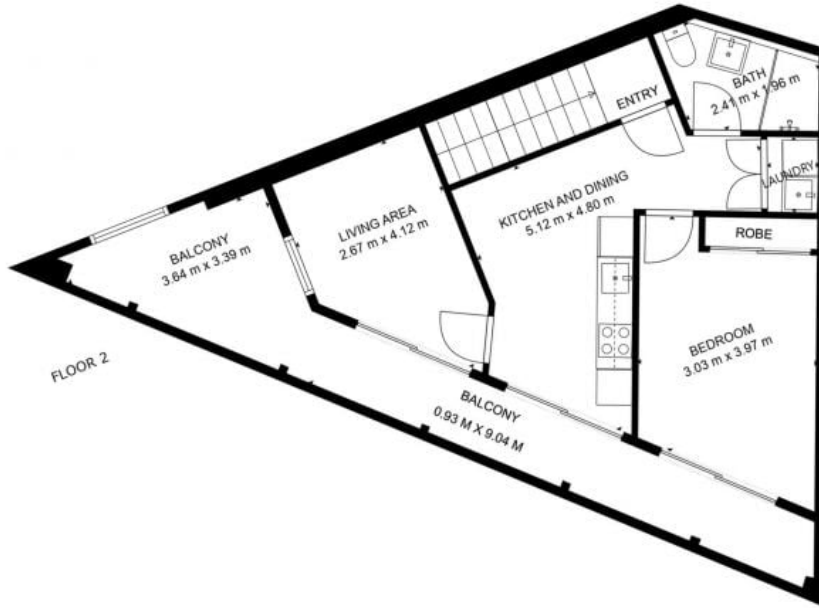
Type Retail

Land 76Square Metres

This valuable freehold title property comprises of one retail shop and a near-new extra large one bedroom apartment newly constructed in 2018. This property is located in vibrant Enmore, moments from cafes, restaurants, and transport. The shop size is around 76sqm. The property has a prominent frontage of over 15 metres to Enmore Road. The shop Lease expires on 13/09/2024, and the residential lease expires on 29/09/2024 enabling an owner-occupier to take possession of the property if required. Currently combined income is approx. \$66,592.08 per annum. + GST (on the retail component).

OVERVIEW

- Retail Current Use - Pet Bakery retail shop
- Retail Lease Term 2 Years expiring 13th September 2024
- Residential Lease Term 1 Year expiring 29th September 2024
- Land Area 76 sqm approx.
- Gross Floor Space 1



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.



238 ENMORE RD, ENMORE

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