



**Level Ground/23 - 25 Melville Street, Hobart TAS 7000**

## VERSATILE RETAIL WITH REAR SHOWROOM/WAREHOUSE

Located near the Melville and Argyle Streets intersection, this city fringe tenancy offers a retail shopfront of 50m<sup>2</sup> with additional storage/ work areas plus a rear showroom/warehouse of 120m<sup>2</sup> approximately with dual roller door entry allowing rear access. Currently trading as ClubK9, a dog day care and grooming centre, the premises are versatile to accommodate other uses permitted under the zoning 'Central Service', subject to council approvals. The premises are available to occupy from mid-May 2014.

Retail

FOR LEASE

\$36,077.04N/pa + outgoings + GST

212sqm