



R&W Parramatta 9630 4888



, Parramatta NSW 2150

## Quality Retail Investment - PARRAMATTA CBD

- 211m2 net lettable area approx. plus exclusive large balcony area
- Well established & secure retail investment
- Fringe CBD Core location
- Highly sought after retail precinct
- Wide street frontage / excellent street appeal
- Modern retail premises / air conditioned / outstanding presentation
- Bike shop tenant with over 20 years industry experience and local knowledge
- Long lease term: 3 years x 3 years x 3 years
- Tenant pays 100% of outgoings
- 1 tandem security car space plus 10m2 storage cage

Retail  
FOR SALE

248sqm

Richardson&Wrench  
Parramatta

**Rocco Ranieri**

0412242184

rocco@ranw.com.au