



**Shop 3, 566 High Street, Penrith NSW 2750**

## HIGH STREET INVESTMENT OPPORTUNITY

- \* An ideal opportunity for an investor to secure property in prime position on the bustling Penrith retail strip
- \* Leased to Barber on High who have occupied the premises for the past 4 years
- \* Sought after position benefiting from high pedestrian and vehicular traffic
- \* Rare and highly affordable opportunity to secure a retail investment leased to a quality tenant
- \* Currently returning \$27,455.04 per annum gross + GST approx.
- \* Lease expires 30 November 2019
- \* Council rates: \$2,229.19 P/A, Water rates: \$102.48 P/A, Strata levies: \$7,006.20 P/A
- \* Strategic tightly held position poised for growth
- \* Highly popular retail strip in Sydney's thriving outer West surrounded by popular retailers, boutiques and eate

Retail  
FOR SALE

65sqm