



**1 Colstoun Road, Ashfield WA 6054**

## Character Retail Strip Shop in Busy Neighbourhood Location

Located in a well maintained strip shop development with long term occupants including an IGA and chemist. Totalling 94sqm\* under roof the property is strategically positioned opposite from the Ashfield Train Station and active Sporting fields with high level pedestrian traffic.

Property features:

- Flexible footprint with 39sqm\* - 61sqm\* of shopfront and 33.5sqm\* Rear office, shower, WC and kitchen area
- Evaporative air-conditioning
- Gas available to shop front
- Rear secure parking for 2 vehicles

Rent: \$39,000 Per Annum

Retail  
FOR LEASE

93sqm

**Ray White.**

**Tom Jones**

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