



77 Smith Street, Fitzroy VIC 3065

## 77 Smith Street Fitzroy Prominent corner location

Available for lease is an inner city ground floor shop with double fronted exposure.

This property is located on the corner of Smith and Gertrude Streets in Fitzroy.

The premises is suitable for a wide variety of businesses and has excellent access to public transport.

As a guide rent would be \$50,000-\$55,000 per annum subject to lease terms and conditions including length of lease.

There is also the opportunity to secure signage rights to the north facing wall (Gertrude Street Corner) giving y

Retail  
FOR LEASE

100sqm