



**Shop 6/168 The Entrance Road, Erina NSW 2250**

## **CIRCA 6.5% YIELD & NEW 5-YEAR LEASE**

- Annual rental increases
- Net lease, tenant pays outgoings

New 5-year lease to 2026 + options, leased as a Hair Dressing salon to Mink Hair & Skin.

The property features and benefits from an immaculate fit out including front reception area, down lights, separate office, internal toilet facilities and reverse cycle air condition.

Net lease, tenant pays outgoings, as per the lease.

Net Income: \$35,640 pa + GST

Call today to arrange an inspection!!!

Retail  
FOR SALE

71sqm

**Anthony Scarcella**

+61 422 375 522

Anthony.Scarcella@au.knightfrank.com.au