



**Lot 30/1000 Ann Street, Fortitude Valley QLD 4006**

## **Vendor wants investment Sold! - Submit Offers now!**

David Brinkley from Ray White Commercial is pleased to present Lot 30 at 'The Emporium' 1000 Ann Street, Fortitude Valley.

### **PROPERTY FEATURES**

- ? 36m?\* prime ground floor tenancy plus additional 20m?\* exclusive use outdoor seating area
- ? Secured lease to "I am ARI Dessert Cafe"
- ? Current lease runs until 3 April 2025 with further 3 year option to follow
- ? Current Rent: \$30,235 per annum plus outgoings plus GST
- ? 3 month rental security bond
- ? High foot traffic and exposure
- ? One allocated car park space

Call or email

Retail

FOR SALE

Contact Agent

36sqm

**Ray White®**

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