



**PRIME LOCATION IN THE HEART OF THE PARRAMATTA CBD**



35sq  
m

## 127A Church Street, Parramatta

**\$45,000 per annum**

Features:

- Approx 35 sqm shop size
- Plenty of natural light from large front windows to Church Street
- Private toilet/WC
- Air Conditioning system
- Located at the doorstep of the new Church Street Light Rail station & Westfield Shopping Centre
- Ground floor shop with excellent street exposure

Suitable for a variety of uses.

- Located on busy Church Street and part of the Church Street Mall precinct
- Only metres away from the popular "Eat Street Parramatta" precinct
- Walk to cafes, banks, restaurants,
- Walk to Parramatta Local Court
- Walk to the Eat Street Car park
- Walk to Parramatta Riverside Theatres

**Property ID:** L23208566

**Property Type:** Retail

**Building / Floor Area:** 35

**Joanna Lu**

0466 817 770

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- Walk to Parramatta Train Station & Bus Interchange
- Walk to Parramatta Westfields

Please contact Joanna Lu 0466 817 770 for more information or to arrange for an inspection.