



**Main Street Professional Office or Retail Shop**



200sq m  5

## 267 Bong Bong Street, Bowral

**\$95,000 p.a + gst + outgoings**

Available Now! This prime positioned premise is located on Bowral's busy main street, close to the Post Office & major banks.

The shop, which is approximately 160m2 ground level & 40m2 mezzanine totals 200m2 floor space.

Located opposite the Bowral Post Office & well positioned within the Bowral CBD & main street.

The rear portion has been stripped internally allowing the new tenant creative flexibility to begin their business journey with a blank canvas.

1. The large glass frontage allows for excellent exposure to the main street.
2. Heating & air conditioning.
3. Toilet & two car spaces to rear

<b>Property ID:</b>	L4548790
<b>Property Type:</b>	Retail
<b>Building / Floor Area:</b>	200
<b>Land Area:</b>	245.0 sqm

**Matthew Anstee**  
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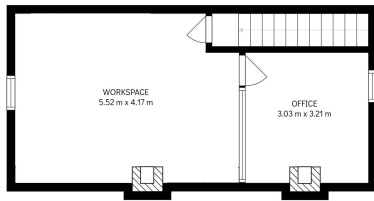
4. Frontage to both Bong Bong Street & Station Street Bowral & also has carparking at the rear from station street

Proposed lease terms

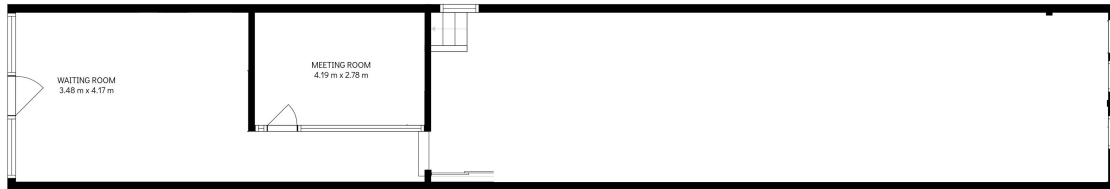
1. \$95,000.00 + GST + 100% of outgoings (Council rates building insurance)

For more information or to arrange your inspection please contact Matthew Anstee 0400 555 088 [matthew.anstee@sh.rh.com.au](mailto:matthew.anstee@sh.rh.com.au) or Kristy Tuddenham 0448 555 054 [kristy.tuddenham@sh.rh.com.au](mailto:kristy.tuddenham@sh.rh.com.au)

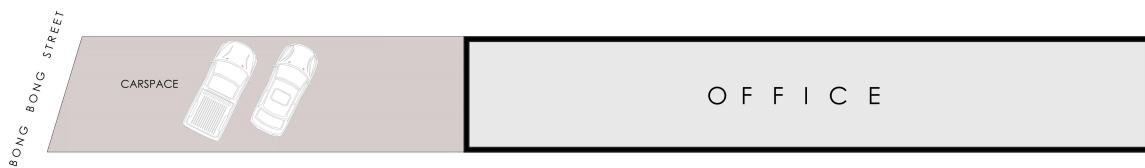
\*Agent Interest



FLOOR 2



FLOOR 1



## 267 BONG BONG STREET, BOWRAL

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