



## 110 - 118 Belford Street BROADMEADOW

### SHOP FRONT IN HIGH PROFILE POSITION

#### Location

High profile, corner block position within the bustling Belford Street, Broadmeadow precinct with access from Belford St and Chatham Rd.

#### Description

- Fantastic Exposure Facing Nineways
- Usage Flexibility
- On-site Parking

This property is suitable for a range of usages and comprises glass shopfront, open plan layout, kitchenette, amenities with air-conditioning throughout.

Paint and lighting recently updated.

One allocated car space with rear access.

Fantastic signage opportunity.

**PREMISES:** Suite 4

**AREA m<sup>2</sup>:** 45

**RENT PA:** Contact Agent

**NET/GROSS:** Gross

**OUTGOINGS:**

**COMMENTS:** Areas approximate.  
Inspection by appointment.

**CONTACT:**

**David Rogers**

T 0425 267 111

E [admin@dowlingcommercial.com.au](mailto:admin@dowlingcommercial.com.au)

T  
E

[www.dowlingcommercial.com.au](http://www.dowlingcommercial.com.au)

P (02) 4969 8000 | F (02) 4969 8999 | E [admin@dowlingcommercial.com.au](mailto:admin@dowlingcommercial.com.au) | A Shop 1/86-88 Tudor Street, Hamilton NSW 2303

IMPORTANT: The information contained within this listing has been obtained from sources believed reliable. Notwithstanding, Dowling Commercial has not verified the information contained herein and makes no guarantee, warranty or representation (express or implied) about the information contained herein. Subject to any unexcludable legislative provisions and to the full extent permitted by law Dowling Commercial accepts no responsibility or liability (including in negligence) for the information contained herein. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. For terms of our Privacy policy please refer to the following website [www.dowlingcommercial.com.au](http://www.dowlingcommercial.com.au)