

43 Nicholson Street, Bairnsdale

PRIME RETAIL OR CAFE OPPORTUNITY

Position your business in a prominent Nicholson Street location with excellent exposure to passing pedestrian and vehicle traffic.
This well-presented commercial premises of approximately 65m² offers a versatile layout suitable for a range of retail, hospitality or service-based businesses. Featuring an existing rangehood canopy, the property is particularly well suited to a caf&aecute;, takeaway food operation or similar hospitality use (STCA).
Property Features:
· Approx. 65m² floor area
· Suitable for caf&aecute;, takeaway, retail or specialty business
· Existing rangehood canopy in place
· Excellent street frontage and exposure
· Flexible open-plan layout
· High-profile CBD location
· Available from 1st August 2026
Rental:
$25,500 per annum + GST + Outgoings
This is an excellent opportunity to secure an affordable commercial premises in the heart of Bairnsdale's business precinct.
For further information or to arrange an inspection, contact:

FOR LEASE
$25,000 pa + GST + OUTGOINGS

BUILDING AREA
65sqm

AGENTS
Gaye Holmes
0447 640 209
gholmes@ljhookerbairnsdale.com.au

AGENCY
LJ Hooker Bairnsdale
(03) 5152 4172

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

Gaye Holmes
0447 640 209

MORE DETAILS

Property ID	194VFBF
Property Type	Retail
Building Area	65 m2

Gaye Holmes 0447 640 209
Director/Commercial Leasing Manager |
gholmes@ljhookerbairnsdale.com.au

LJ Hooker Bairnsdale (03) 5152 4172
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