



179 Campbell Street, Swan Hill

The Property

Right in the 100% centre of the Swan Hill CBD, these premises are located at the golden block pedestrian crossing and has maximum exposure to the foot traffic in the centre of the retail action.

Set between national and local retail brands such as Specsavers, Optus, Telstra, Reject Shop, Sportspower, Priceline, K Mart, ANZ Bank, Westpac as well as the Post Office, the newsagency and many others, this location is the absolute centre of gravity for retail activity in Swan Hill.

The property is approximately 176 square metres in building area with al fresco opportunity at the front and the potential to purchase some former cafe equipment at the site if the next tenant so wishes.

Lease Arrangements

This prominent property is available on a long-term lease of 3, 4 or 5 years with a lease option of the same period. The rent commences at an attractive \$700 per week plus GST with agreed annual increases of 3.0% so budget planning is very easy. Rates and insurances are payable by the lessee.

FOR LEASE

\$36,400 pa + GST

BUILDING AREA

176sqm

AGENTS

John Monahan

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AGENCY

LJ Hooker Swan Hill

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MORE DETAILS

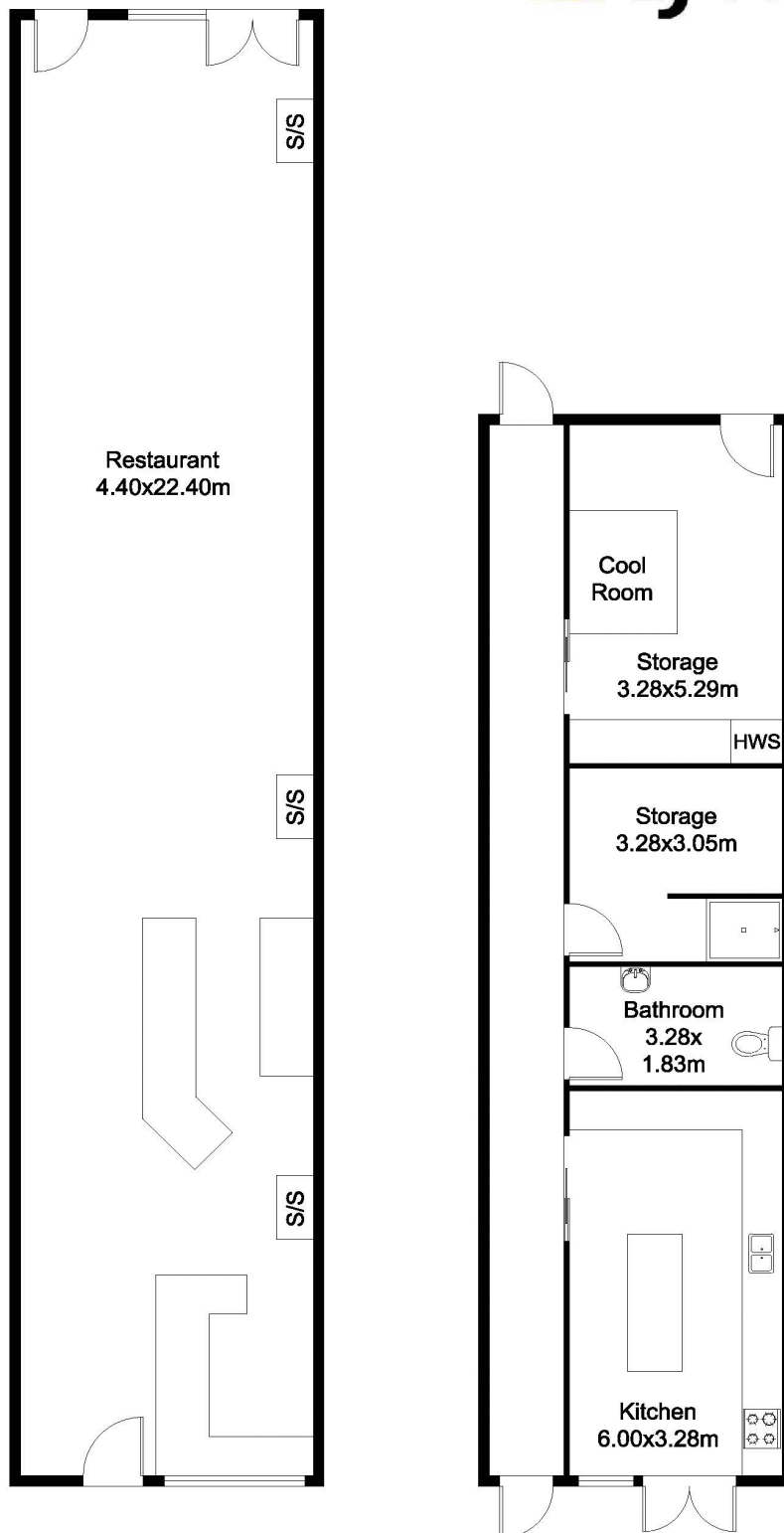
Property ID	JKKFCF
Property Type	Retail
Building Area	176 m2

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