



## Varsity Lakes, 6/195 Varsity Parade

### 80sqm Retail Space with Exceptional Signage Opportunities

This 80sqm retail shop offers an excellent opportunity for businesses seeking visibility and convenience. Featuring a modern glass frontage with signage opportunities, it's well-positioned to attract attention.

The layout includes a reception area, retail section, two treatment rooms, and an office. The space has timber-look floors, ducted air conditioning throughout, and plenty of natural light.

With parking at the front door and staff parking at the rear with rear access, the property offers easy access for both customers and staff. Shared amenities are also available.

#### Property Features:

- 80sqm ground-floor retail space



**Disclaimer:** 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.

#### For Lease

\$3,150 pcm + Outgoings + GST

#### Building Area

80sqm

#### Contact

**Beau Cater**

0415 131 494

beau@ljhookersgc.com.au

**Tara Imlach**

0452 418 343

tara@ljhookersgc.com.au

**Southern Gold Coast**  
(07) 5576 5500

- Glass frontage with signage opportunities
- Reception area, retail section, 2 treatment rooms, and office
- Ducted air conditioning and timber-look floors
- Natural light throughout
- Front door parking for customers, staff parking at the rear
- Shared M/F amenities
- Available July 2025

Varsity Lakes is a rapidly growing area with over 17,000 residents and a thriving business precinct. This prime location offers high visibility and foot traffic, making it perfect for businesses looking to reach a diverse and engaged customer base. With its proximity to local amenities and a strong, expanding population, your business is poised for long-term success. Don't miss this opportunity to secure a spot in one of the Gold Coast's most sought-after locations.

For more information, contact Beau Cater and Tara Imlach from LJ Hooker Commercial Southern Gold Coast.

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

## More About this Property

Property ID	1RUHXB
Property Type	Retail
Building Area	80 m2

**Beau Cater 0415 131 494**  
 Commercial Sales & Leasing Specialist | beau@ljhookersgc.com.au  
**Tara Imlach 0452 418 343**  
 Senior Commercial Sales & Leasing Specialist - Independent Contractor | tara@ljhookersgc.com.au

**Southern Gold Coast (07) 5576 5500**  
 1/18 Park Ave, BURLEIGH HEADS QLD 4220  
 southerngoldcoast.ljhcommercial.com.au | commercial@ljhookersgc.com.au

