

## Wangi Wangi, 12/226 Watkins Road

PRIME LOCATION GREAT CUSTOMER EXPOSURE!

This ideally located commercial unit features the following:

- Potential retail or office space
- Freshly painted throughout, with as new flooring
- Split system A/C
- Located in Wangi Wangi shopping complex with IGA, Thai restaurant & Pharmacy attracting over 1000 customers per day
- Customer parking at the front of shop
- Access to shared toilet facilities
- Options to combine with neighboring tenancy of 65m<sup>2</sup> (potential total 115m<sup>2</sup>)
- Approx 50m<sup>2</sup> (7.4m x 6.8m)

Please call today to arrange an inspection.

### For Lease

\$18,000 Inc GST + Outgoings pa

### Building Area

50sqm

### Contact

**Paul Campbell**

0417 678 593

[pcampbell.admiral@ljh.com.au](mailto:pcampbell.admiral@ljh.com.au)



**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.

**LJ Hooker Warners Bay**  
**(02) 4915 3800**

## More About this Property

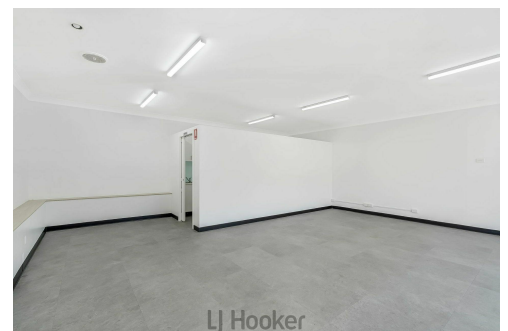
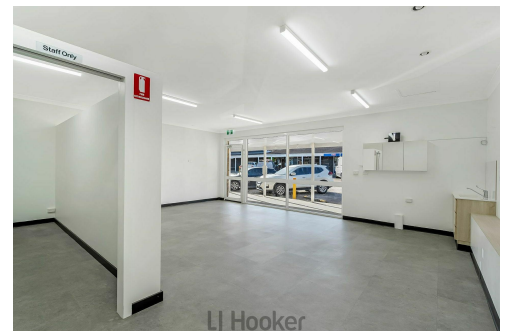
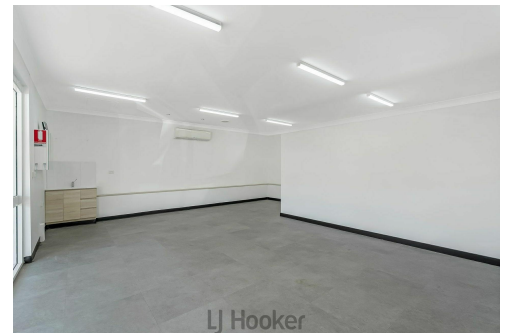
<b>Property ID</b>	XNUHN8
<b>Property Type</b>	Retail
<b>Building Area</b>	50 m2

**Paul Campbell 0417 678 593**

Chairman of the Board | [pcampbell.admiral@ljh.com.au](mailto:pcampbell.admiral@ljh.com.au)

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Shop 12, 240-260 Hillsborough Rd, WARNERS BAY NSW 2282  
[warnersbay.ljhooker.com.au](http://warnersbay.ljhooker.com.au) | [warnersbay@ljhooker.com.au](mailto:warnersbay@ljhooker.com.au)



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