



## 1242 Hay Street, West Perth WA

### KEY INFORMATION

#### Address

1242 Hay Street, West Perth WA

#### Price

Contact Agent

#### Type

Commercial / Retail

#### Land Area

N/A

#### Build Area

327 sqm

#### Car Spaces

N/A

#### Listing Type

Sold

### AGENT INFORMATION



**Con Passaris**  
PRINCIPAL

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**Jonathan Kilborn**  
PRINCIPAL AND LICENSEE

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**FOR SALE VIA OFFERS INVITED:** Prime Commercial Development Property in the heart of West Perth's bustling retail and business district. This green title property, currently occupied by a publicly listed company on a month-to-month lease, benefits from passing income and is primed for redevelopment.

Initially built as a banking chamber and later repurposed for a retail business, the property is now leased by Skin Elements Limited (SKN), a publicly listed "Formulation Company".

#### Property Highlights:

? **BUILDING AREA:** 224.4sqm ground floor plus a 102.7sqm first floor office.

? **LAND SIZE:** 517sqm\* green title lot, which offers potential for future development.

? **PARKING:** Includes ample on-site parking bays at the rear of the property, accessible via a battle-axed R.O.W.

? **LOCATION:** Situated on Hay Street, a major arterial road, the property enjoys high visibility and accessibility. It is surrounded by a mix of retail shops, cafes, and professional services.

? **TENURE:** Currently leased to SKN on a month-to-month lease. This property is suitable for both an investor who may look to negotiate a long-term lease and/or an owner occupier who can give 30 days' notice to vacate after settlement.

? **ZONING:** Zoned "City Centre" under the City of Perth Town Planning Scheme no.2 and is in Precinct 10 (West Perth).\*\*

Land: 517sqm\*

Building: 224.4sqm ground floor + 102.7sqm first floor office.

Price: Contact Agent

Viewings: Strictly by appointment only

For more information or to arrange a viewing, please contact Shannon Swarts or Jonathan Kilborn.

\*Approximately

\*\* Buyers are to make their own investigations with the City of Perth in relation to zoning and re-development potential..



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