



## 81B Nanson Street, Wembley WA

### KEY INFORMATION

#### Address

81B Nanson Street, Wembley WA

#### Price

\$50,700.00 net pa + GST

#### Type

Commercial / Retail

#### Land Area

N/A

#### Build Area

169 sqm

#### Car Spaces

N/A

#### Listing Type

Leased

This high-profile character-filled studio / shop / wellness centre / office has so many potential uses and will provide your business the opportunity to continue your growth path, with plenty of attractive features:

- ? Grantham Street Exposure
- ? Great natural lighting
- ? Character floorboards
- ? Air-conditioning throughout
- ? New Kitchen Area
- ? Two New Toilets
- ? Carparking Bays to front
- ? Painted Throughout

This fantastic, charming, light and airy property is zoned 'Local Centre' and located in the heart of Wembley at the Corner of Nanson Street and Grantham Street. There's plenty of traditional High-Street exposure with loads natural light, rustic timber-framed windows lining Grantham Street and exposed timber floorboards providing a warm and inviting feel.

### AGENT INFORMATION



#### Cooper Egan

Dip. Property Services Agency Manager

D. 08 9386 9981

M. 0404 680 399

This charming property could easily be utilised as a shop, showroom, boutique artisan studio, office space, consulting rooms, wellness centre etc. You will only be limited by your imagination!

With the additional benefit of great public transport links to the CBD, ample signage opportunities, plenty of on-site parking and free on-street parking, this is an opportunity not to be missed.

Building Area: 169 sqm Approx.

Current Rent: \$50,700.00 pa net + GST

Outgoings: \$10,034.00 approximately

Available: Now



#### Con Passaris

PRINCIPAL

9386 9981

0412 004 374

Contact Con Passaris or Cooper Egan to arrange an inspection.



Level 1, 187 Stirling Highway,  
Nedlands WA 6009

T (08) 9386 9981

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