



## Shop 3/981 Wanneroo Road, Wanneroo WA

### KEY INFORMATION

#### Address

Shop 3/981 Wanneroo Road, Wanneroo WA

#### Price

Price on Application

#### Type

Commercial / Medical/Consulting

#### Land Area

N/A

#### Build Area

103 sqm

#### Car Spaces

N/A

#### Listing Type

Lease

Located on a busy retail strip along Wanneroo Road with easy access off both Wanneroo road and Church Street, this 103 sqm shop is now available for Lease.

This premises is suitable for a variety of uses including Retail, Medical or Allied use eg Physio, Radiology, Physiology.

Medical Location and needs analysis denotes a significant unmet need for health services in Wanneroo.

#### Key Features:

- New LED Lighting throughout the tenancy (as provided)
- New T bar with ceiling panels throughout the tenancy (as provided)
- Inter-tenancy walls are concrete to under-roof (premium fire safety) but clad in plasterboard sheets and painted white (as provided) allows ready less expensive cabling
- Double GPO power points along walls (as provided)
- 1 x disabled Toilet Facilities (as provided).
- New Kitchenette with Sink with new HWS (as provided)
- Plumbing and Drainage points (as provided)
- Floor covering is fitted with premium specification Flotex tessera commercial grade carpet tiles. Class 33 for commercial heavy use incorporating acoustic impact noise reduction and fire rating.
- Double Door in glazed Shop-Front (as provided)
- Rear door access
- Ducted air conditioning system to suit tenancy ..
- Power to the distribution board (as provided)
- Phone-line and NBN (as provided)

Existing tenants in the close vicinity include:

- Chicken Treat
- McDonald's
- Pizza Hut

Level 1, 187 Large GP Medical Centre  
Nedlands WA 6009

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[www.agoraproperty.com.au/property/4228039](http://www.agoraproperty.com.au/property/4228039)

This is a fantastic opportunity for the astute business person to leverage from the strong

existing customer base and foot traffic this location provides along with the exposure to over 35,000 vehicles per day.

It is adjacent the Wanneroo Primary School with the Servite College across the road. It is

near the Wanneroo Central District Shop Centre

### AGENT INFORMATION



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