



## Shop 3 & 4 107-109 Mann Street GOSFORD

*114sqm Busy Retail Corner in Gosford*

**Area m<sup>2</sup>:** 114  
**Rent \$/m<sup>2</sup>:** \$570  
**Rent pa:** \$65,000 Gross Per Annum + GST  
**Net/Gross:** Gross  
**GST:** Exclusive  
**Parking:** 1  
**Outgoings:**  
**Contact:**  
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### **Location:**

Positioned on one of the most high profile corners in Gosford CBD, where Mann Street meets Donnison Street. The property offers great proximity to local amenities, including an easy walk to Gosford Train Station, convenient shopping at the local Imperial Shopping Centre and a range of cafes and restaurants to choose from throughout the CBD.

### **Description:**

Available to lease is this immaculately presented retail shop or office suite, offering 114sqm (approx.) of floor space.

The prime corner position offers exceptional exposure and signage opportunities to capture the high volume of vehicular and pedestrian traffic that passes the site each day.

The property has a quality existing fit out in situ, or offers the flexibility to create an open plan space. Fit out includes a welcoming, secure reception, meeting spaces, open plan work area, a well appointed kitchenette and ducted air-conditioning throughout.

Call us today to arrange a time to inspect this high quality space.

- Great, dual street exposure
- Quality existing fit out
- Parking available, by negotiation