



130 Cronulla Street Cronulla NSW

Occupying a prominent Cronulla Street position with excellent pedestrian exposure, this is the perfect investment opportunity to purchase a great sized commercial space with a secure tenant already in place.

Only 100m from the busy Cronulla train station, this Torrens Title shop boasts approx.160sqm of floor space with large glass street frontage perfect for grand visibility and is extremely accessible with two street access.

- Torrens Title shop with approximately 160sqm of floor space
- Secure tenant already in place with new 3 year lease + 3 year option
- Located in a heavy foot traffic area metres from Cronulla

Price : \$ 3,100,000
Building Size : 160 sqm
View : <https://www.gibsonpartners.com/sale/nsw/sutherland/cronulla/commercial/retail/5854048>



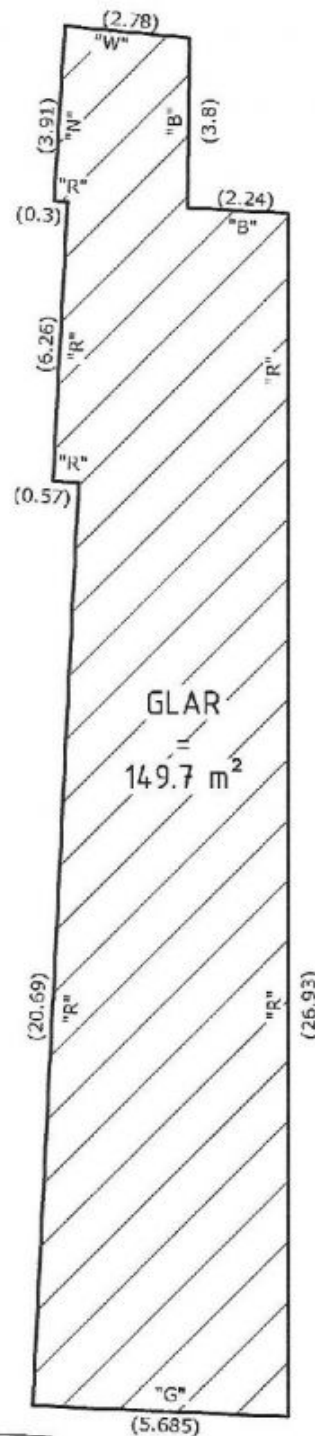
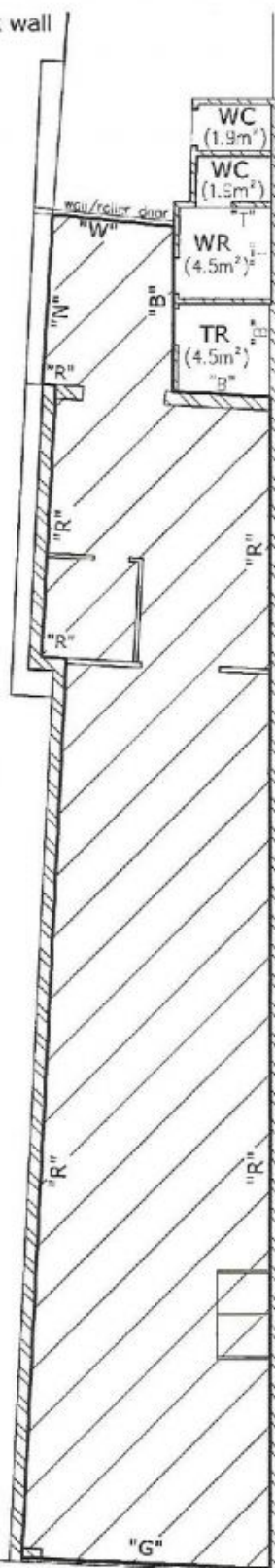
Ivan Lampret
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PLAN OF GROSS LETTABLE AREA RETAIL (GLAR) *
 OF LOT 1 DP524714 - No. 130 CRONULLA ST, CRONULLA NSW 2230

- "R" denotes face of rendered brick wall
- "G" denotes face of glass
- "B" denotes face of brick wall
- "T" denotes face of tiled wall
- "W" denotes face of wood and gyprock wall
- "N" denotes no wall
- "WC" denotes toilet
- "WR" denotes wash room
- "TR" denotes tea room

* Plan prepared in accordance with the Property Council of Australia Method of Measurement for Lettable Area for Gross Lettable Area Retail for commercial buildings, strip shops and semi detached or terrace type shops in suburban streets.

Scale : approx 1:150
 D.P. 524714



Surveyed and Prepared by
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