



1 Gallery Precinct 1-11 Alison Road WYONG

Quality Shopfront

Area m²: 115
Rent \$/m²: \$312
Rent pa: \$2,715 PCM Net + GST
Net/Gross: Net
GST: Exclusive
Parking: 2
Outgoings: \$768
Contact:

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Location:

Gallery Precinct is located right in the heart of Wyong on Alison Road. within an easy walk to the bus and rail interchange, to the village Central Wyong (formerly Wyong plaza) and to Central Coast Council's northern office

Description:

Now available is this premium positioned shop located in the heart of Wyong and surrounding by busy food and retail outlets.

Previously operating as a cupcake shop, leaves endless opportunities as a food or retail outlet.

Large interior with two toilets, kitchen, office & two car spaces in a rear carpark. High ceilings, air-conditioned and new down lights allow you to turn this space into what your business requires.

OUTGOINGS:-

- 15.5% of water, sewerage and drainage \$38.00 per month approx.
- 5% of garbage fees \$26.00 per month approx.

- Busy location
- Off street parking
- Perfect for so many uses