

## Shop 1, 257 Sussex Street, SYDNEY 2000

### LOCATION

Situated on the southwestern corner of the intersection of Sussex St, Druiit St and the Western Distributor, being located in the southern end of the Western CBD Corridor, close to Darling Harbour.

### DESCRIPTION

This EOI presents an attractive opportunity to secure a ground floor tenancy in this shop with approximately 8 lined metres of store frontage excellent for branding opportunity. The shop is for lease via Expression of Interest and is suitable for a retail use.

The property more particular occupies a corner position with good vehicular exposure and within a fringe city retail area with medium foot traffic.

Currently approved operator as convenience store. This property provides an opportunity for the continuation of this use or similar (STCA).

Please note, the premises is available for a 5 + 5 term containing a break clause allowing the landlord to terminate the lease at any time given a 6-month notice.

Please note, the premises is available for a 5 year lease term containing a break clause allowing the Lessor to terminate the lease at any time by giving a 6-month notice.

### CONTACT

Maria Eloisa Cueto [mcueto@ciaustralia.com.au](mailto:mcueto@ciaustralia.com.au)

Transport for NSW [rms@ciaustralia.com.au](mailto:rms@ciaustralia.com.au)









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# FOR LEASE



Application is via Expression of Interest. Closes 5pm on 03 May 2024. Contact us today to register your interest and arrange a viewing.

## FEATURES

-  **Lvl/Suite**  
Ground Shop 1
-  **Rent Review**  
To be advised
-  **Available**
-  **Area**  
49 m<sup>2</sup>
-  **Term**
-  **Rent**  
/m<sup>2</sup> Net
-  **Outgoings**  
100% Payable by tenant

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