



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

T (08) 9386 9981

www.agoraproperty.com.au/property/4228039

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

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

near the Wanneroo Central District Shop Centre

