



Leased

## 256 Smith Street, Collingwood VIC



## SHOP & FIRST FLOOR ON SMITH - UNDER CONTRACT

Are you looking for a prime location to start or expand your business? Do you want to be part of the vibrant and diverse Smith Street community? If so, don't miss this rare opportunity to rent a fully refurbished and well-appointed shop & first floor on Collingwood's premier retail strip.

This property features:

- > A spacious ground-floor retail area with amenities at the rear
- > A large basement area with access to a rear yard
- > Excellent natural light throughout the building
- > First floor with two rooms, a kitchen, and a bathroom/laundry (with separate access from the rear)
- > Rear access via a laneway to a large rear yard area
- > BUILDING AREA:170m2 (approximately)

This property is available as a whole building or ground and basement only. It is suitable for a variety of businesses (STCA). It is located in the heart of Smith Street, one of the most vibrant and diverse streets in Melbourne.

Don't miss this chance to secure a high-quality shop & first floor on Smith Street, Collingwood. Contact us today to arrange an inspection and discuss the terms.

<b>Contract type</b>	Lease
<b>Property Type</b>	Retail, Commercial
<b>Price</b>	UNDER OFFER
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