



Leased

**381 Brunswick Street, Fitzroy VIC**



## SHOP & DWELLING ON BRUNSWICK ST

Located in the heart of Brunswick Street's restaurant & nightlife precinct, this rare hospitality/retail offering - plus substantial first-floor residence - is certain to arouse strong interest amongst high-end café/eatery operators, service providers and retailers wanting to make their mark on this ever-popular and tightly-held shopping strip.

Features include:

- > Excellent natural light
- > Immaculate front of house
- > Rear access via laneway
- > Loading / unloading area at rear
- > GROUND FLOOR: 95m2 (approximately) + outdoor area at rear
- > FIRST FLOOR: 4-bedroom residence
- > TOTAL BUILDING AREA: 165m2 (approximately)

<b>Contract type</b>	Lease
<b>Property Type</b>	Retail, Commercial
<b>Price</b>	CONTACT AGENT
<b>Richard Miglic Owner Principal</b>	0418 556 900