



## 176a Pacific Highway Swansea, NSW

### This commercial space really is the ONE!

One Agency Eastlakes is proud to present for lease ? 176a Pacific Highway, Swansea.

- Approximately 96.4 sqm.
- Located on Pacific Highway
- Large shop front, plenty of natural light
- Open shop space with 2 steps up to platform level at back of shop
- Separate Lunchroom at the back with kitchenette and w/c
- 2 x air conditioners ? tenants responsibility to maintain
- Previously occupied as a women's fashion boutique
  
- Rent: \$Contact Agent ? open to negotiation

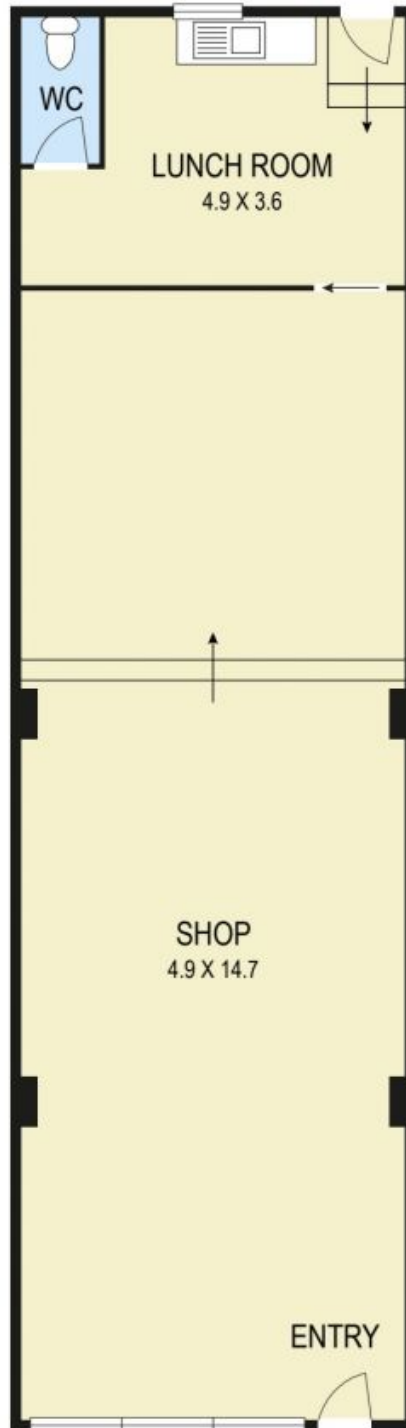
**Council Rates:** \$0.00

**Water Rates:** \$0.00

**Strata Rates:** \$0.00



**Kelly Dircks**



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries



176a/172-178 Pacific Highway, Swansea

APPROX. TOTAL FLOOR AREA: 96.4M<sup>2</sup>