

## 21 Donnan St, Tammin



### Ideal shop front on main highway

Available now, this shop front has a prime location right on Great Eastern Highway! With large front windows, this is the perfect shop front with optimal advertising opportunities for your business.

This lease includes the main shop front area, plus a store room or additional office tucked in the back. The area is well lit with new lights installed and a fresh coat of paint. Front show room is approx 35m<sup>2</sup>.

Options to lease an additional, rear area of the shop is by negotiation. The rear section of the shop is huge, with an old cool room, perfect for storage and additional space to have even more offices, store your items and have a kitchenette for staff lunches.

Please note the rear yard will be used by another business and not available for lease.

Parking on the street is available.

This shop would be ideal for a retail shop, office, show room or coffee shop. The options are endless – whether you're a first time business owner, or looking for an additional location to grow your existing business! Tenant must abide by Shire rules & regulations.

Outgoings to include: Shire Rates approx \$1500 per annum & building insurance approx \$1600 per annum, plus water and power usage. Shire rates & building insurance will be split 50/50 with the tenant and

<b>Price</b>	\$250 per week + GST + Outgoings
<b>Property Type</b>	Commercial
<b>Property ID</b>	1817
<b>Office Area</b>	50 m <sup>2</sup>

### Agent Details

Faith Kelly – 08 9574 2917

### Office Details

Tony Maddox Real Estate  
100 Stirling Tce Toodyay WA 6566  
Australia  
08 9574 2917



the owner.

Power & water usage to be split between owner and tenant (approx 15% owner and 85% tenant).

Contact our office today on 08 9574 2917 to book your viewing!

Disclaimer: every precaution has been taken to establish the accuracy of this information. The details should not be taken as a representation in any respect on the part of the Seller or its agent. Interested parties should contact the nominated person or office for full and current details.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.