



## Retail Shop For Lease With Residence - Dimboola

Retail • Offices

77 Lloyd Street, Dimboola, Vic 3414

**Floor Area:** 50 m<sup>2</sup>

### Property Description

This is an excellent opportunity. Have the convenience of working and living from the same property, ideally situated next to the busy newsagency in Dimboola's retail hub. The modern shop has a good window display, high ceilings, good retail lighting, plus a small kitchenette at the back of the property.

Rent: \$435-00 per calendar month plus GST & Outgoings.

Outgoings: Council Rates, Water Rates, Plate Glass Insurance and Public Liability Insurance.

Lease terms: Flexible terms available.

Optional Residence: A modern fully renovated one bedroom residence is attached. Large deck area, leads to large glass doors, light filled lounge room that is very generous in size, main bedroom has build in robes, carpet and adjoins modern tiled bathroom/laundry, complete with shower. The enormous kitchen has timber cupboards, gas oven and plenty of storage.

Rent: \$165 per week including electricity and water.

### For Lease

\$435 per calendar month plus GST.



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