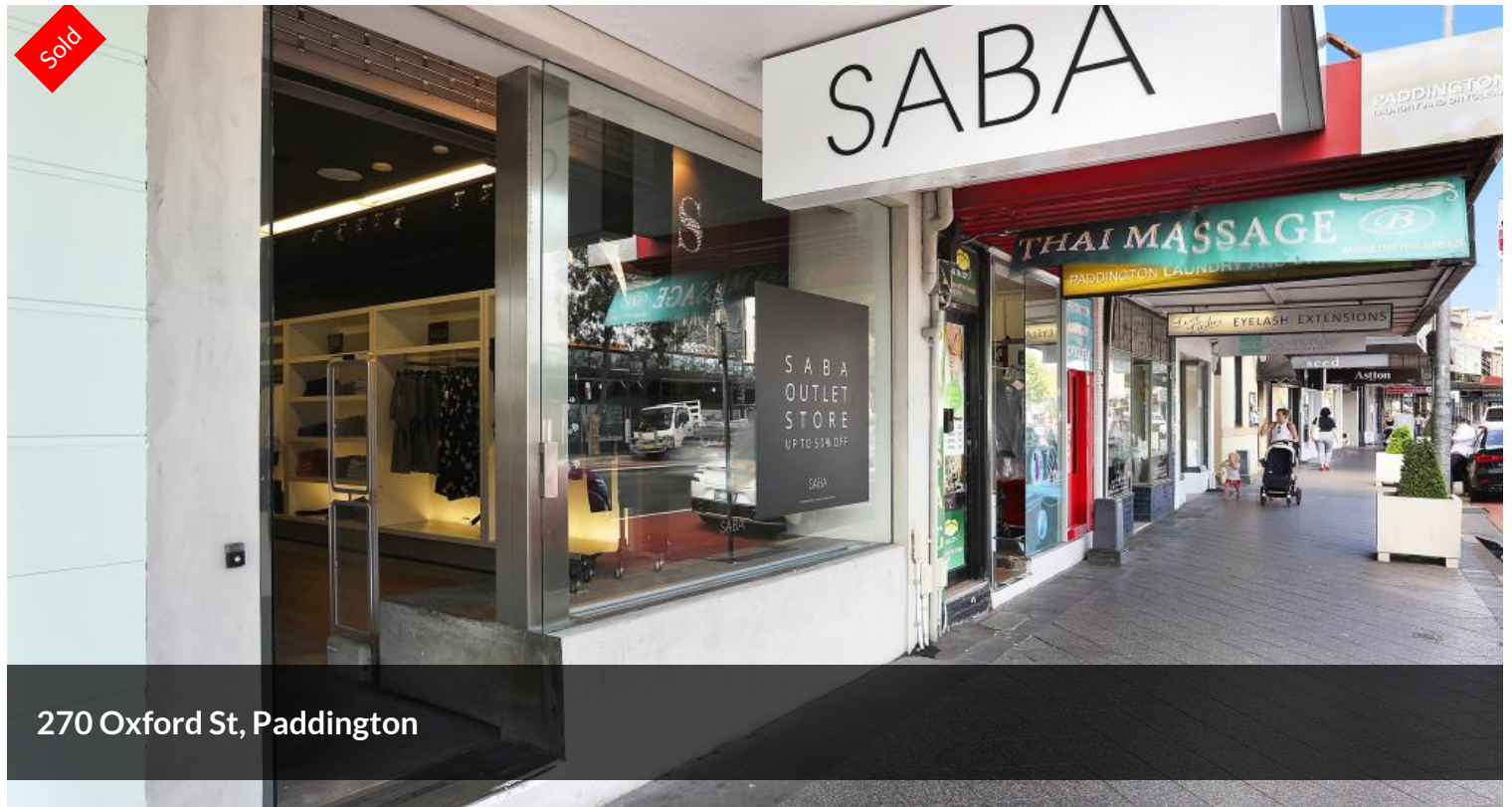


Sold



270 Oxford St, Paddington



3 Level High End Freehold Commercial Building - Invest or Owner Occupy

Extremely prominent North side position to Oxford Street retail strip surrounded by established traders.

This substantial redeveloped Commercial building is beautifully finished with impressive shopfront, full length open plan retail space, exposed concrete and timber floors, skylights and other glazing to take in the Northern aspect.

Comprising a generous ground level retail area of 133m² (approx) currently fitted out and used for fashion retail plus a large first floor area of 54.5m² approx. for storage, administration, toilet and kitchenette amenities. Fully air-conditioned and with generous lighting, services, security and high ceilings.

Rear lane access (Belmore Lane) to lower level of 42m² (approx) with tandem garaging and storage.

A substantial building on a site area of 167.7m² (approx) with a 4.5 metre

Price	SOLD
Property Type	Commercial
Property ID	1285

Agent Details

Allan Levy - 0400 999 888

Office Details

Double Bay
Suite 4 Lvl 1, 1 Transvaal Avenue
Double Bay NSW 2028 Australia
02 9362 8888



frontage to Oxford Street.

Presently leased to Saba Trading Pty Ltd on a short term tenancy expiring 11 October 2018 for \$8,690.00 per month gross + GST.

Ongoing retail or commercial investment or ideal corporate HQ for Commercial Offices, professional services and other retail uses.

With the neighbourhood strengthening with businesses such as the Paddington Hotel, Fred's and Saint Peter, this part of Paddington is becoming the real flavour of the Eastern Suburbs vibe.

Potential for redevelopment (STCA) for part residential use.

Council Rates: \$4,316.83 (2017/2018)

Water Rates: \$1,029.00 (2017/2018)

Land Tax: \$8,009.30 (2018 single holding)

Inspect by Appointment.

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.