



Leased

# 287 Smith Street, Fitzroy VIC



## **UNDER OFFER! HEART OF SMITH STREET - BOUTIQUE RETAIL**

Located in the bustling heart of Smith Street, 287 is in close proximity to the best of Fitzroy/Collingwood's retail and hospitality - Piccolina, Smith St Alimentari, Happy Valley, Falco, HiFi and Kuwail to name a few. Retaining stunning period features throughout the ground floor shop and first floor (pressed metal ceilings, slate floors downstairs, baltic pine flooring upstairs). This location is easily accessible by public transport and with high-foot traffic makes it an ideal spot for businesses looking to establish themselves on the street. Short-term leases considered. Suit boutique retail.

Featuring:

- > Great natural light
- > Period façade
- > Over 2 levels
- > Split-system A/C on both floors
- > NBN & Data cabling throughout
- > Security System
- > LED lighting
- > Freshly painted throughout
- > Ample amenities
- > Street parking permit for 1 vehicle
- > 80m2 (approx.)
- > Available 1st July 2024

To arrange an inspection contact exclusive agents MIGLIC DEAN

<b>Contract type</b>	Lease
<b>Property Type</b>	Retail, Commercial
<b>Price</b>	UNDER OFFER
<b>Katherine Dean Owner Principal</b>	0437 254 462