



9 Railway Place Fairfield



Prime Cafe / Retail Premises

\$61,193 p.a. + GST + Outgoings

Wilson Commercial proudly presents 9 Railway Place, Fairfield, for lease. Ideally located opposite Fairfield Train Station, this property offers excellent visibility and steady foot traffic.

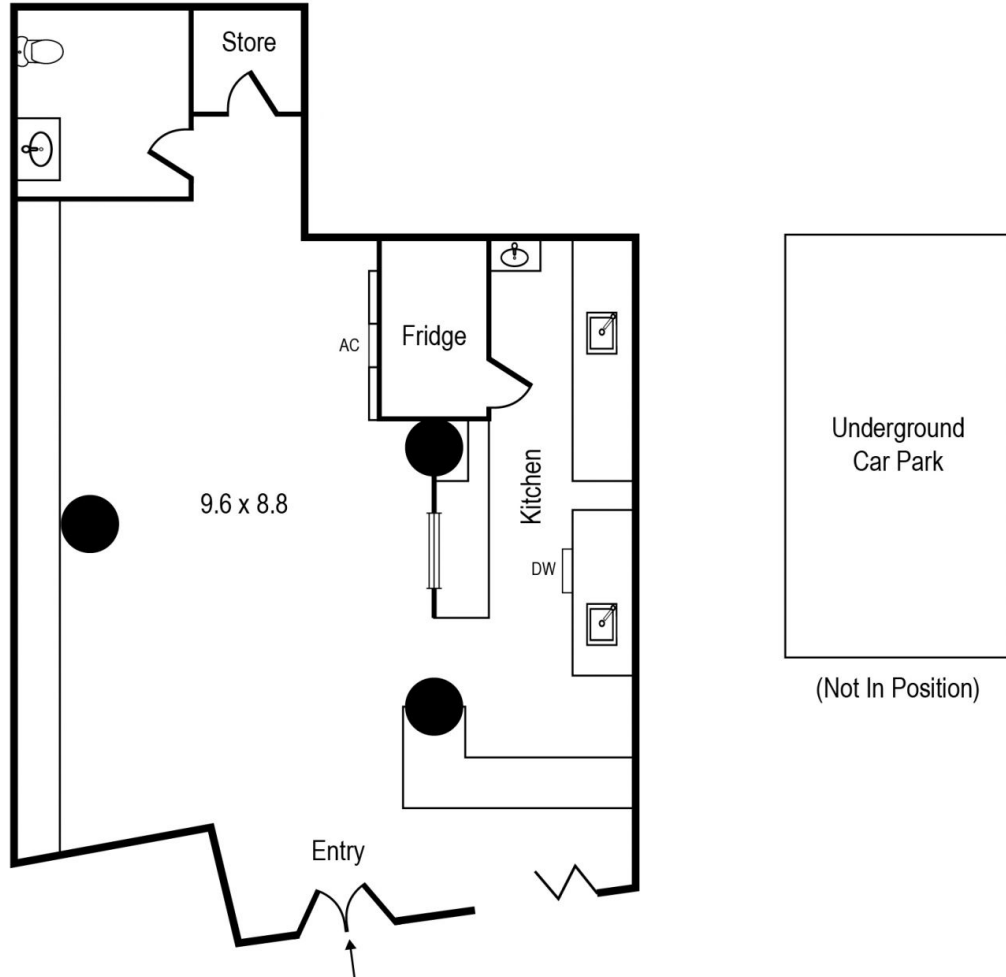
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Key Features:

- Approx. 127 sqm of floor space
- Fully equipped café, complete with kitchen, storage area, and exhaust canopy
- Includes one secure car park & has convenient access to public parking
- Suitable for food & beverage, retail, or office use
- Assignment of Lease: 10 Years (from June 2021) with 2x 5 year options; Fixed 3% Annual increases and Market Review at each option
- Current rent - \$61,193.00 pa + GST + outgoings
- Available immediately

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For enquiries and to arrange an inspection, please contact Nicole Scrofani 0411 224 451



TOTAL SQM = 127sqm (Approx.)