



## 64 Giles Street, KINGSTON 2604

*Versatile Retail Space*

### Location:

### Description:

Canberra Commercial is thrilled to introduce an exceptional retail opportunity at 64 Giles Street, Kingston. This ground floor shopfront boasts a generous 240 square meters of prime retail space within the prestigious Old Kingston Shops. This listing is your gateway to a thriving retail business in a bustling neighbourhood.

Nestled amidst a vibrant community, 64 Giles Street is strategically located among distinguished hospitality and retail establishments. Your neighbours include the renowned Idelic Cafe, Unique Diamonds, Silo, Winning Appliances, and BWS, ensuring a steady flow of high foot traffic and potential customers right at your doorstep.

Parking is made convenient with on-street parking available directly in front of your shopfront, providing hassle-free access for your customers. In addition, nearby free parking options enhance the accessibility and ease of doing business at this prime location.

Recent renovations have elevated the aesthetics and functionality of this property. You'll find freshly polished concrete floors, giving the space a modern and stylish appeal. The internal bathroom facilities have also been updated, featuring new walls and ceilings, adding to the overall convenience and comfort of the premises.

Don't miss the opportunity to establish your retail presence in this prime location. 64 Giles Street, Kingston, offers a perfect blend of convenience, style, and accessibility for your business.

Premises:	2
Area m <sup>2</sup> :	240
Rent PA:	\$120,000
Net/Gross:	Gross
Outgoings:	Contact Agent
Contact:	<p><b>Theo Dimarhos</b> 0433 474 747 tdimarhos@canberracommercial.com.au</p> <p><b>Ben Owen</b> 0418 688 787 bowen@canberracommercial.com.au</p>