



**45 Bridge Mall, Ballarat Central**



## A Unique Commercial Property in Ballarat's CBD

\* Two shops separately leased to be sold together with long term tenants in place \* Returning \$71,070 Per annum with fixed annual reviews \* Site 438m2 Fronts Bridge Mall and Curtis Street \* 45 Bridge Mall lettable ground floor area 268m2 and 46 Curtis Street lettable floor area 111m2 \* First level floor area 155m2 \* Large public car park opposite Curtis Street \* Property adjoins Drury Lane

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.

<b>Price</b>	SOLD
<b>Property Type</b>	commercial
<b>Property ID</b>	838
<b>Land Area</b>	438 m2

### Agent Details

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