



Unit 1, 459-463 Church St, Parramatta



PRIME CORNER RETAIL OPPORTUNITY – FITTED SHOP READY TO OCCUPY | CHURCH STREET, PARRAMATTA

Belroy Property is proud to offer **Shop 1, 459–463 Church Street, Parramatta** to the market for lease. Positioned on a prominent corner of **Church and Harold Streets**, this high-exposure retail space is located just 100 metres from the Fennell Street Light Rail Stop*, offering excellent connectivity and accessibility.

This is a rare opportunity to secure a **fully fitted, ready-to-trade tenancy** in one of Parramatta's fastest-growing precincts.

Key Highlights

- + **Total Strata Area:** 198 sqm* (137sqm Shop and Dining Area, 6sqm Exclusive Use Prep Room, 29sqm Exclusive Use Store Room, 26sqm Parking)
- + **Zoning:** B4 Mixed Use
- + **Fit-Out:** Fully fitted – ready to occupy immediately
- + **Outdoor Dining:** Includes designated alfresco seating area
- + **Amenities:** Secure on-site parking and storage included

Ideal for **retail, hospitality, or service-based businesses**, this tenancy offers a turnkey solution in a vibrant and evolving location.

Location Advantages

- + Prominent **corner frontage** providing maximum street exposure
- + Just 100m from Fennell Street Light Rail Stop and near major arterial roads

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Price	Contact Agent
Property Type	Commercial
Property ID	980
Building Area	Retail – 137 m ²

AGENT DETAILS

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OFFICE DETAILS

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