

Leased



Shop 8, 459-463 Church St, Parramatta



## PARTIALLY FITTED | CHURCH STREET | RETAIL OR OFFICE | 81 SQM + 2 PARKING SPACES

Belroy Property is proud to offer **Shop 8 459-463 Church Street, Parramatta** to the market for lease. This high-exposure retail space is located just 100 metres from the Fennell Street Light Rail Stop\*, offering excellent connectivity and accessibility.

### Key Highlights

- + **Total Strata Area:** 111 sqm\* (81sqm Internal Area + 30sqm Parking)
- + **Zoning:** B4 Mixed Use
- + **Fit-Out:** Partially fitted – ready to occupy immediately
- + **Amenities:** Internal bathroom plus secure on-site parking

Ideal for **retail, hospitality, or service-based businesses (STCA).**

### Location Advantages

- + Prominent **frontage** providing maximum street exposure
- + Just 100m from Fennell Street Light Rail Stop\* and near major arterial roads
- + Surrounded by a dynamic mix of **residential and commercial developments**
- + High pedestrian and vehicular traffic area

### Inspections & Enquiries

To register your interest or arrange a private inspection, please **include your contact**



**Price** Only \$3,900 plus GST per month

**Property Type** Commercial

**Property ID** 998

**Building Area** Retail - 81 m<sup>2</sup>

### AGENT DETAILS

Peter Karam - 0414 905 639

### OFFICE DETAILS

Belroy Property  
Level 3 85 George St Parramatta NSW  
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