



BONYTHON
15-18/70 Hurtle Avenue

72 - 344 sqm

Multiple Units in Busy Southside Village Centre

Price on Application

Raine & Horne Commercial are now pleased to offer Units 15-18 Bonython Shops for sale / lease.

Located just 2km from Tuggeranong Town Centre and situated directly adjacent to Bonython Primary School, this small but mighty local shopping centre services the significant catchment of 4,000+ residents from Bonython and the surrounding suburbs.

- Units 15, 16 & Part 17 (approx. 205sqm) are currently vacant. This ground floor tenancy was formerly occupied by a grocery store (trading as Bonython Express Supermarket and Local Liquor. The premises currently comprises a full supermarket fit-out including counters, shelving, cool room, fridges, etc. and even some leftover stock. These items can be provided to the incoming tenant or cleared out if required.

- Part 17 (approx. 53sqm) is leased to Abbey's Island Taste on the below terms:

– Lease Commencement: 1 May 2023

Property ID	L23131056
Property Type	Retail
Building / Floor Area	72 - 344

AGENT

Mark Nicholls

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- Lease Term: 3 years
- Commencing Rent (pa ex GST): \$17,454pa +GST
- Option Periods: 2 years
- Rent Review Structure: 3% per annum
- Unit 18 (approx. 86sqm) is leased to an Amercian Convenience Store

Raine & Horne Commercial Canberra are offering the vacant 205sqm (Units 15, 16 & Part 17) for lease to a convenience store operator.

This space can also be purchased (along with Part of Unit 17, providing rental income from Abbey's Island Taste).

If 205sqm is too large, the space can be subdivided into two units of 100sqm (to be used as a convenience store) and 105sqm (which can be used for general shop / retail use).

To discuss the opportunities on offer or to arrange a private inspection, please contact the exclusive agents at Raine & Horne Commercial Canberra.