

# GUNNING



## Shop 2 and/17-51 Foveaux Street Surry Hills NSW

Gunning Commercial is pleased to offer for lease this large retail plate in the heart of Surry Hills. First time offered in twenty years, the property features very high pedestrian traffic to and from central train station. Also benefiting from huge street frontage, the property would suit restaurant operators, gyms, medical use, fashion retail, (STCA) and a variety of other professional operators.

**Building Size** : 703 sqm  
**Land Size** : 703 sqm  
**View** : <https://www.gunningre.com.au/lease/nsw/eastern-suburbs/surry-hills/commercial/retail/5730753>

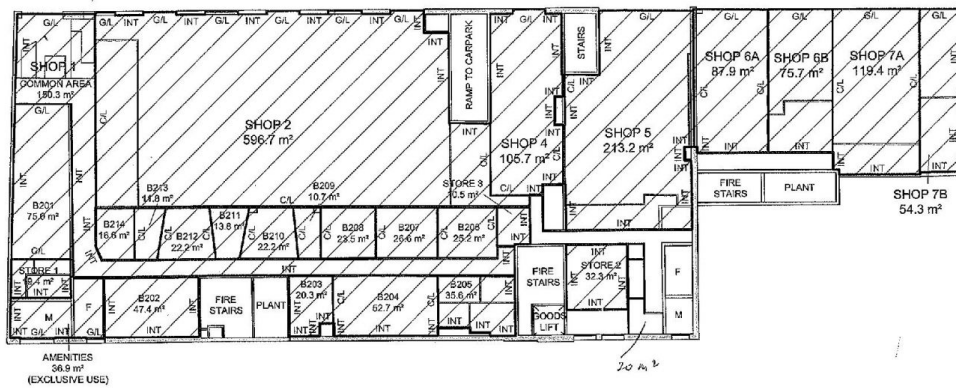
Other features include:

- From 244sqm-703sqm available
- High ceilings
- Ducted A/C throughout
- Car Parking Available

Call the agents today to organise an inspection



**LETTABLE AREA PLAN FOR LEVEL 2, 17-51 FOVEAUX STREET, SURRY HILLS, NSW**



**SCHEDULE OF AREAS**

SHOP 1	180.3 m <sup>2</sup>
COMMON AREA	75.0 m <sup>2</sup>
B201	47.4 m <sup>2</sup>
B202	20.3 m <sup>2</sup>
B203	52.7 m <sup>2</sup>
B204	35.6 m <sup>2</sup>
B205	25.2 m <sup>2</sup>
B206	26.6 m <sup>2</sup>
B207	23.5 m <sup>2</sup>
B208	10.7 m <sup>2</sup>
B209	22.2 m <sup>2</sup>
B210	13.8 m <sup>2</sup>
B211	22.2 m <sup>2</sup>
B212	11.8 m <sup>2</sup>
B213	18.6 m <sup>2</sup>
B214	19.4 m <sup>2</sup>
STORE 1	10.5 m <sup>2</sup>
AMENITIES (EXCLUSIVE USE)	36.9 m <sup>2</sup>
<b>TOTAL SHOP 1</b>	<b>620.7 m<sup>2</sup></b>
SHOP 2	596.7 m <sup>2</sup>
SHOP 4	105.7 m <sup>2</sup>
SHOP 5	213.2 m <sup>2</sup>
SHOP 6A	87.9 m <sup>2</sup>
SHOP 6B	75.7 m <sup>2</sup>
SHOP 7A	119.4 m <sup>2</sup>
SHOP 7B	54.3 m <sup>2</sup>
STORE 2	54.3 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>1,905.9 m<sup>2</sup></b>
LETTABLE AREA	

**METHOD OF MEASUREMENT**

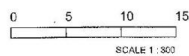
AREAS HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROPERTY COUNCIL OF AUSTRALIA (PCA) METHOD OF MEASUREMENT FOR LETTABLE AREA (MARCH 1997)

(SURVEY DATE 23/01/2012)

**GUIDELINES USED**

GROSS LETTABLE AREA RETAIL

INT - INTERNAL FACE  
EXT - EXTERNAL FACE  
CL - CENTRELINE WALL  
GL - GLASS LINE



PLAN PREPARED FOR:  
**DOLINA FASHION GROUP**

**LETTABLE AREA PLAN**  
LEVEL 2, 17-51 FOVEAUX STREET  
SURRY HILLS, NSW

DATE: 23/01/2012

REF: 40461RB REV: A

SCALE: 1:300 at A3

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