



51/427-441 Victoria Avenue Chatswood NSW

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Retail/Shops/Service Stations, Medical/Consulting Rooms, Showrooms/Bulky Goods for rent

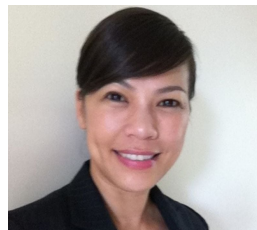
Price : Retail Shop-Contact Agent

Building Size : 145 sqm

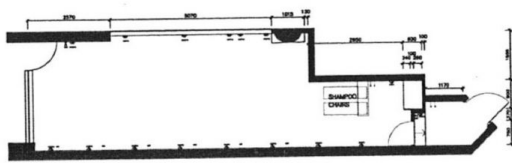
View : <https://www.property-square.com.au/lease/nsw/north-shore-lower/chatswood/residential/apartment/5882372>

Spacious Retail - Prime, cozy Location
Positioned on the top floor of Lemon Grove Shopping Centre, is this large, open plan shop with fantastic window display. Suitable for various uses (STCA).

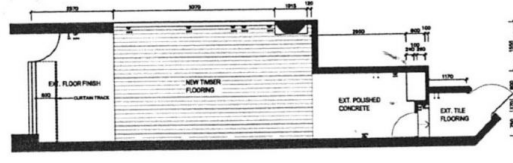
- * Suitable for various uses (STCA)
- * Double shop frontage
- * Open plan - 145 sqm (approx)
- * Own Kitchenette
- * Attractive terms



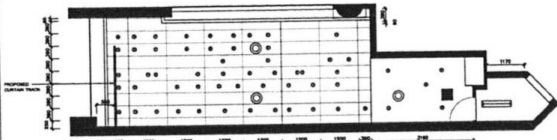
Susan Chiu
02 9113 0888



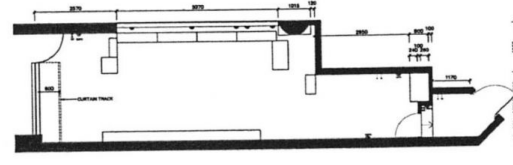
EXISTING FLOOR PLAN
SCALE 1:100 @ A1



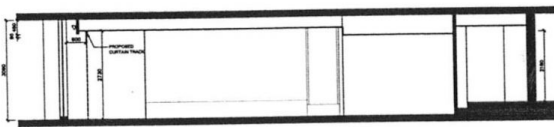
PROPOSED FLOOR FINISH
SCALE 1:100 @ A1



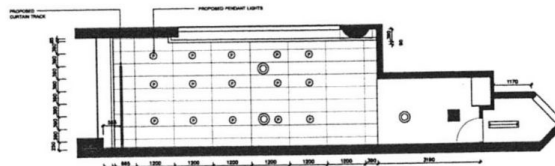
EXISTING RCP
SCALE 1:100 @ A1



PROPOSED FURNITURE LAYOUT
SCALE 1:100 @ A1



SECTION AA
SCALE 1:100 @ A1



EXISTING RCP
SCALE 1:100 @ A1

NOTE

- THE BUILDING WORKS ARE TO COMPLY WITH BCA SPECIFICALLY THE FOLLOWING CLAUSES:
 - BISC C1.1 - FIRE RESISTING CONSTRUCTION
 - BISC C1.10 - FIRE HAZARD PROPERTIES
 - CLAUSE C1.10 - OPENINGS FOR SERVICE INSTALLATION
 - CLAUSE D1.10 - DISCHARGE FROM EXITS
 - CLAUSE D1.7 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
 - CLAUSE D1.3 - GENERAL BUILDING ACCESS REQUIREMENTS

INTERNAL FIT OUT INCLUDE:

- REMOVAL OF EXISTING MIRROR
- REMOVAL OF SOME POWER POINTS, WHILE THE LINES WILL BE RETAINED.
- REMOVE EXISTING PARTITION
- REMOVE EXISTING SHAWWOOD CHAIRS & RETAIN EXISTING FOOT AND COOL WATER POINTS
- REMOVE EXISTING BARS FOR SHAWWOOD CHAIRS
- RETAIN ALL STRUCTURAL ELEMENTS
- REMOVE AND REPLACE CEILING PANELS
- INSTALL NEW FLOORING
- INSTALL NEW BELIEVES AND FURNITURE

REV.	DESCRIPTION	DRAWN	DATE	ADDRESS	PROJECT	JOB NUMBER	SCALES	SHEET NO.
				SHOP 8, 107-121 QUAY ST, HAYMARKET	SHOP FIT OUT	11.1038	1 : 100	DA 100
				CLIENT ALEX YANG	DRAWING TITLE PLANS & SECTION	DRAWN E.WU	DATE 01-04-11	REV -

Dstudio
Architects Pty Limited

DATE: 01-04-11, 2:40 PM
BY: E.WU
PROJECT: SHOP FIT OUT
JOB NO: 11.1038
DRAWN: E.WU
DATE: 01-04-11
SCALE: 1:100 @ A1

REGISTERED ARCHITECT
SINCE 2007
ACN: 128 508 508
ABN: 63 128 508 508
100 GARDNER STREET, SUITE 101, SYDNEY NSW 1585
100 GARDNER STREET, SUITE 101, SYDNEY NSW 1585