



278 Barkly Street, ARARAT, VIC 3377

LARGE RETAIL/WAREHOUSE SPACE

Nestled in the bustling heart of Ararat, the commercial offering at 276-278 Barkly Street stands as a premier retail destination. This versatile property, encompassing a generous 520 square metres of prime land, is tailor-made for businesses seeking high visibility and convenience.

Boasting an impressive 9-metre-wide shop front, this establishment commands attention and invites a high footfall, making it an ideal locale for an array of retail ventures. The interior doesn't disappoint, with an office space to manage your operations seamlessly and a cosy tea room for staff comfort. Additionally, two toilet facilities ensure customer and employee needs are well catered for.

Functionality is at the core of this property, featuring a rear loading dock with roller door access for smooth logistics. The addition of rear staff parking further adds to the convenience, ensuring a hassle-free experience for your team.

Retail comfort is enhanced with two split systems in the front space, creating an inviting atmosphere for shoppers year-round. Security is paramount, and with an alarm system installed, peace of mind is guaranteed.

This commercial gem is perfectly suited for savvy retailers looking to capitalise on location, layout, and functionality. 276-278 Barkly Street is not just an address; it's the next chapter for your thriving retail business.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Lease

INTERNET ID: 64P4956

RENTAL DETAILS

Rent / Lease:

\$42,000 pa

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

Jessica Ward
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- Available on: 01/08/26
- Land Area 520.00 square metres
- Commercial Type:
- Building Area: 235.00 square metres

