



**7/53-63 Clifford Street Goulburn NSW**

**LEASED. Butcher Shop Ready to Go - Prime Location!**

- \* Situated in the heart of Goulburn's CBD.
- \* Multiple car spaces at your doorstep, including "Free All Day" Council parking.
- \* Set up as a butcher shop, fully equipped and ready to go.
- \* 100sqm internal space.
- \* Cooler Room.
- \* \$35,000 ex GST per annum gross rent. You only pay for your own power.

**Building Size** : 100 sqm  
**View** : <https://www.angellastorrierrealestate.com.au/lease/nsw/southern-tablelands/goulburn/commercial/retail/7743928>



**Brett Storrier**  
**02 4821 9842**