



PERFECT FOR A VARIETY OF USES INCLUDING HEALTH/WEELLING OR HOSPITALITY

## FINAL OPPORTUNITY TO JOIN BALLARAT'S NEW SOCIAL, CULTURAL AND HOSPITALITY HUB

**THE GOODS SHED**

Join retailers Itinerant Spirits and Nolans all-day dining

Available for lease is the final retail opportunity at The Goods Shed Ballarat:

- Retail tenancy of 150m<sup>2</sup>-409m<sup>2</sup> plus 31m<sup>2</sup> external seating area. This tenancy is ideal for a variety of uses including general retail, wellness, gallery, studio or taphouse/microbrewery.
- F&B kiosk of 34m<sup>2</sup> plus seating area. The space is ready to go, with a quality fitout included (Under offer).

Located next to the Ballarat train station on the doorstep to the CBD, The Goods Shed Ballarat is a beautifully refurbished heritage space, featuring retailers Itinerant Spirits and Nolans all-day-dining, plus The Events Hall. Managed by hospitality powerhouse Atlantic Group, The Events Hall has been operating since early 2022, with venues including Carriage Rooms, Terminus Theatre and the incredible Lydiard Hall.

The Goods Shed also features two outdoor plazas, which are drawcards for events including Itinerant's Feb-Fever festival, markets, and more.

For total customer convenience, there is ample on-grade parking plus a free, 405-space multi-deck available.

**Pellicano**

STEPHEN BYRNE - 0407 211 377

**Colliers**

SAM MCKEEGAN - 0437 534 933

This information has been prepared for advertising and general information purposes, and is to be used as a guide only. Although all care has been taken, Pellicano Pty Ltd does not guarantee, warrant or represent any information contained in this document is correct. All areas listed are approx, and all amounts are excl of GST. We reserve the right to change any information without notice. Images shown are for illustrative purposes only.