

NEWPORT

The property is situated on the western side of Barrenjoey Road, towards the southern end of the Newport retail shopping precinct.

Well presented street front restaurant at the gateway to Newport's retail precinct including a 2 bedroom residential apartment with covered terrace in a prime location.

Benefits include:

- * First floor function room
- * High profile location
- * Grease trap and exhaust
- * Currently trading as an Indian Restaurant
- * Ideally suits restaurant/take away
- * Potential to extend kitchen by 17m2 if required

45m2 approx. - Ground floor (excludes extension of kitchen)

60m2 approx. - First floor function

92m2 approx. - Residential apartment (excludes terrace)

27m2 approx. - Storage & laundry area

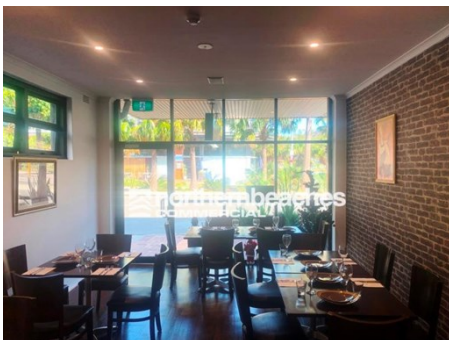


Retail	Area m ²	Annual Rental	Net/Gross
Shop 2 and Apartment	224		Gross

Prices exclude GST

Rent Review:	Negotiable
Outgoings:	50% of trade waste costs
Lease Terms:	Long term preferred
Car Parking:	Nil
Zoning:	B2 Local Centre

For further details contact **David Haynes** on **0417 242 043** or david@nbcommercial.com.au



The information contained herein has been supplied to us. In passing the information on it should be noted that we do so without any representation on our part as to its truth or accuracy. All interested parties should make their own enquiries, and obtain their own independent advice, in order to verify the information. Areas subject to survey and consequently annual rentals may differ. All rentals and outgoings are exclusive of GST.

Locally Owned & Operated

Suite 110, 658 Pittwater Road Brookvale NSW 2100

T 02 9905 4000 F 02 9905 4211

www.northernbeachescommercial.com.au

ABN 17 141 877 465