

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/retail shop in prime location at gateway to Newport's retail precinct.

Benefits include:

- * Opportunity to adjoin newly renovated Pizzeria
- * Improved redesign of floor space
- * High profile location
- * Bonus storage area 15m²
- * Grease trap and exhaust
- * Ideally suits restaurant/take away
- * Ground floor can be increased to approx. 71m² (\$51,900 p.a gross + GST)
- * Option to take additional first floor function room 60m² approx.

| Retail | Area m ² | Annual Rental | Net/Gross |
|--------|---------------------|---------------|-----------|
| Shop 2 | 45 | | Gross |

Prices exclude GST

- Rent Review:** TBA
- Outgoings:** Included in annual rent, apart from services and trade waste charges
- Lease Terms:** Long term preferred
- Car Parking:** Ample neighborhood/Council carparking
- 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 outgoing are exclusive of GST.

Locally Owned & Operated

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