

CROMER



The property is located in the heart of Cromer's industrial precinct with easy access throughout the Peninsula.

This is a unique opportunity to buy two industrial units with a **FITTED COMMERCIAL KITCHEN**.

The property has the following features:

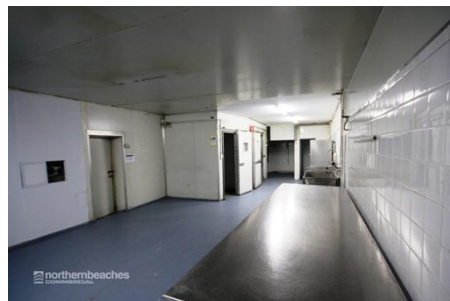
- * 3 cool rooms, freezers and kitchen fit out
- * 3 phase power
- * Grease trap
- * Exhaust
- * Toilet to each unit
- * Small strata block
- * 4 Parking spaces
- * Separate internal offices
- * Unit 8 - 123m²
- * Unit 9 - 112m²

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	Rent PA	Net/Gross	Sale Price
Unit 8 and 9	235			235		Gross	

Prices exclude GST

- Car Parking:** 4 parking spaces
- Zoning:** IN1 General Industrial
- Sale Details:** 10% deposit, 6 week settlement
- Rent Review** Annual to the greater of CPI or 3%. Market at option.
- Lease Details:** Long term preferred
- Outgoings:** Estimated at \$12,500 pa

For further details contact **Nick Masselos** on **0419 993 978** or nick@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

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