

NORTH MANLY

The shop is well located in North Manly's industrial precinct with prime exposure to Pittwater Road.

This is a unique opportunity to lease a well established and functioning cafe/takeaway in a great position, on a walk in walk out basis with the following features:

- * Established takeaway food premises with fitout for sale
- * Modern counter displays
- * Excellent exposure to Pittwater Rd
- * Fully fitted and operating cafe/takeaway.
- * Great natural light
- * Excellent signage potential and street presence
- * 1 rear car space
- * Ample customer street parking
- * Established goodwill

This is a unique opportunity not to be missed.



Retail	Area m ²	Annual Rental	Net/Gross
	80		Net

Prices exclude GST

- Rent Review:** Annual to CPI
Outgoings: Estimated at \$7,000
Lease Terms: Long term preferred
Car Parking: 1 parking space
Zoning: E4 - General Industrial

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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