

BROOKVALE



The property is well located in a prominent position on the corner of Ada and Ethel Avenue.

Well established popular cafe/take away shop, located in busy industrial area.

Benefits include:

- * Northerly aspect
- * Fully fitted out with equipment
- * Goodwill included
- * Street front location with level access
- * Modern counter displays
- * Excellent exposure
- * Great natural light
- * Grease trap and exhaust
- * Own amenities
- * 1x roof top car space

Retail	Area m ²	Sale Price
Unit 1	80	

Prices exclude GST

Car Parking:	1 car space
Zoning:	E4 - General Industrial
Sale Details:	10% deposit, 6 week settlement
Outgoings:	Water \$1,496 p.a; Council \$1,375.57 p.a; Strata \$6,468 p.a; Total \$9,339.57 p.a approx.

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