



Victor Kelly Estate Agents

STANMORE, NSW

Retail Investment Opportunity

Contact Cherie Kelly
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Type Retail

Net rent \$35,000 + GST per annum. Currently tenanted on a 2 year lease with 2 X 3 year options. Rent approximate \$34,997 net + GST per annum. Sensational and affordable Takeaway food / caf, with dual frontages and internal seating for 20 and outdoor seating for approx 20 a total of 40 patrons (S.T.C.A). The restaurant has the benefit of ducted mechanical ventilation. Shop size 54 sqm plus 21 sqm on-site parking space, total size approximately 75 sqm. This shop forms part of a very fashionable boutique inner west office suite development situated in trendy Stanmore. Located just down from Parramatta Road and close to city buses, Sydney University and Royal Prince Alfred hospital. Bridge Studios, former site of the historic Starkeys Ginger Beer Factory, has gained a well deserved following as one of the most attractive creative spaces on the city fringe.