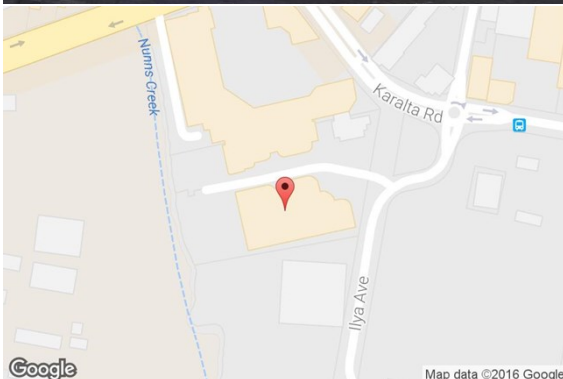


For Sale 207m²

commercialhq

Platinum Building 4 Ilya Ave ERINA



TENANTED PRESTIGE CAFE SITE - ERINA: 207M2



Cafe



Grease Trap



Exhaust System



Cold Store



Food Approved



3 Phase Power



Frontage

The Tenancy

- * Ground Floor space located at the entrance to the Platinum Building.
- * Exception natural light with double height ceilings and floor to ceiling glass shop front.
- * Indoor and outdoor dining
- * Fully equipped kitchen / Bar / Coffee and snack bar
- * Bar tables and stools as well as dining tables and chairs
- * Lease Details: Start: 01.11.2016 / End: 31.10.2021 / 5 year option in place

Building Description

A 3 storey retail and executive office block set over 2 wings - East Wing and West Wing / Platinum's 3 levels provides a great mix of both retail space and corporate office suites.

Sitting alongside is Fountain Plaza and Fountain Corporate - the precinct is home to over 150 businesses and national tenants. You'll be in fine company at the most prestigious commercial / retail address on the coast.

Everything is at your finger tips; all the major banks, post office, news agency along with a choice of cafes and restaurants. Excellent customer and staff parking on site.

Fit Out: Yes
R.O.I. % : 5.75
Zoning: B5 Business Development
Car Parking: 3 allotted spaces
Website: <http://www.commercialhq.com.au/listing.aspx?SurgaWebListingId=111355&viewType=V>

Sale Details

Suite No.	SQM	For Sale	Rent	Outgoings p.a.
Suite 1.02	207	\$1,250,000.00	\$71,927 p.a.++	\$25,000.00

All outgoing and sales pricing are exclusive of GST

Contact:

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