

For Lease 200m²

commercialhq

222 Central Coast Highway ERINA



GROUND FLOOR / HIGH EXPOSURE / RETAIL OR OFFICE - 200SQM + Storage



Parking



Cafe



Food Approved



Frontage



24 Hour Access



Goods Lift



Air Conditioning

The Tenancy

Shop 3 consists of:

- * 195sqm ground floor; majority open plan with a large dry kitchen and walk in refrigerators to the rear of the shop.
- * 46sqm basement accessible via stairwell directly underneath. Can be converted into WC's or Office Space or simply leave as storage
- * Floor to ceiling glass shop facade
- * Common disabled WC, sits between Shop 2 and Shop 3
- * Ample on site customer parking / Ample on street parking
- * 3 phase power available / Separately metred power and water
- * Tiling throughout
- * Ducted A/C

Building Description

One of the most iconic buildings in Erina; everyone knows Caesars Coffee and Fine Food.

A 3 story / 3 shop red brick building with basement storage and secure parking, ground floor retail shops and first floor retail/office space with plenty of on site customer parking.

Shops 1 and 2 are now leased. Shop 3 (the best in the building) now available to lease.

Fit Out:	Yes
Lease Term:	Negotiable
Zoning:	B5 Business Development
Car Parking:	Secure and Customer
Website:	http://www.commercialhq.com.au/listing.aspx?SurgaWebListingId=116301&viewType=V

Lease and Sale Details

Suite No.	SQM	For Lease p.a.	Outgoings p.a.	Availability
Shop 3	200	\$65,000.00	\$12,100.00	Now

*All rents, outgoing and or sales prices are exclusive of GST.

Contact:

Nicole Gunasinghe
0417792740
nicole@commercialhq.com.au

T 02 4365 4566

F 02 4365 4599

A Suite 3.01, Platinum Building, 4 Ilya Ave, Erina NSW 2250