

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 Conditionin
g

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 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.

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