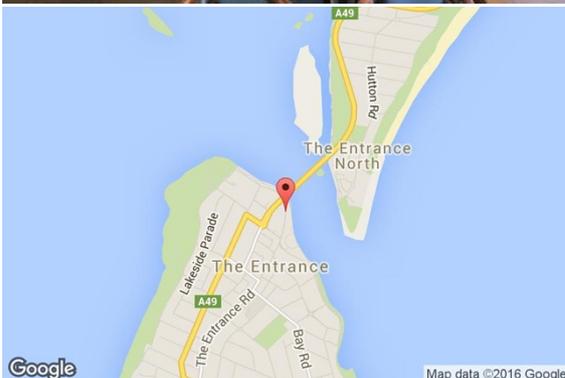


For Lease 158m²

commercialhq

The Entrance 89 - 93 The Entrance Road THE ENTRANCE



CAFE SITE - CATCH THE SUMMER TRADE - 158sqm



Frontage



Cafe



Food Approved



Kitchen



Air Conditioning



Natural Light



Disabled Access

The Tenancy:

Spilling onto The Esplanade and overlooking the lakes entrance, towards the ocean and previously operating as a small cafe this space is set up, ready to go:

- Fully equipped bar including refrigeration
- Water and waste already connected
- new fit out in place with brand new flooring
- Bi-fold doors...indoor outdoor feel
- Indoor and Outside dining area

Front and rear access. The rear being the foyer of The Oaks Hotel.

Building Description:

Located at The Oaks Waterfront Resort - a 7 storey hotel / apartment block with ground floor restaurant, cafe and hotel foyer.

Corner site adjoins the arcade access to the hotel and parking station. Large glass windows perfect for display purposes and advertising

Excellent views overlooking the lakes entrance and all day free parking located to the rear of the site in the multi deck parking station.

Fit Out:	Yes
Lease Term:	Negotiable
Zoning:	B2 Local Centre
Car Parking:	Multi Deck Parking Station
Website:	https://www.commercialhq.com.au/listing.aspx?SurgaWebListingId=117183&viewType=V

Lease Details:

Suite No.	SQM	For Lease p.a.	Outgoings p.a.	Availability
Shop 1	158	\$69,000.00	\$19,000.00	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

Disclaimer: This email is confidential. If you are not the nominated recipient, please immediately delete this email, destroy all copies and inform the sender. Commercial HQ BN 98223923 prohibits the unauthorized copying or distribution of this email. This email does not necessarily express the views of Commercial HQ. Internet emails are not necessarily secure Commercial HQ does not warrant nor guarantee that this email communication is free from errors, virus, interception or interference or necessarily express the views of Commercial HQ.