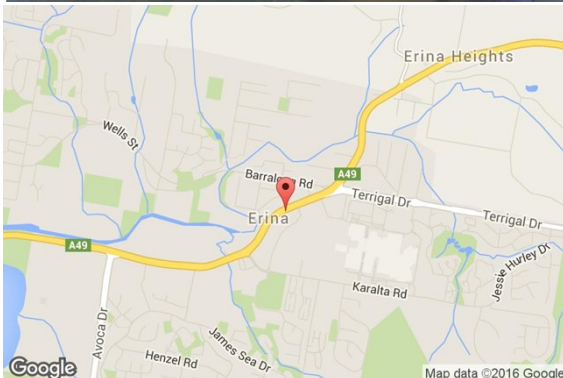


# For Lease 92m<sup>2</sup>

commercialhq

## element Building 200 Central Coast Highway ERINA



### CAFE / RESTAURANT ERINA - 92SQM



Frontage



Cafe



Food Approved



Exhaust System



Grease Trap



Cold Store



3 Phase Power

#### The Tenancy:

Ground floor corner location with excellent exposure to all who visit the centre. Exposed to the Central Coast Highway and the main entry foyer, this space can't be missed.

Floor to ceiling glass frontage and side along with bi-fold window section perfect for coffee counter.

A cafe or small restaurant; capture the breakfast & lunchtime crowd and if desired keep open for night time dining trade with opportunities to also cater to the businesses within element (approx. 150 staff) and those surrounding properties too.

#### Building Description:

Ground floor suite with exceptional exposure to the Central Coast Highway.

- the development is set over 4 levels offering:
- four ground floor retail / commercial tenancy's
- two floors of medium to large commercial suites
- a state of the art business centre located on level 4, which consist of 40 small suites, breakout areas and shared meeting rooms.

**Fit Out:** Yes  
**Lease Term:** Negotiable  
**Zoning:** B5 Business Development  
**Car Parking:** 1 staff bay + plenty for customers  
**Website:** <https://www.commercialhq.com.au/listing.aspx?SurgaWebListingId=118357&viewType=V>

#### Lease Details:

Suite No.	SQM	For Lease p.a.	Outgoings p.a.	Availability
Shop 1.01	92	\$51,000.00	\$10,700.00	Now

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

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