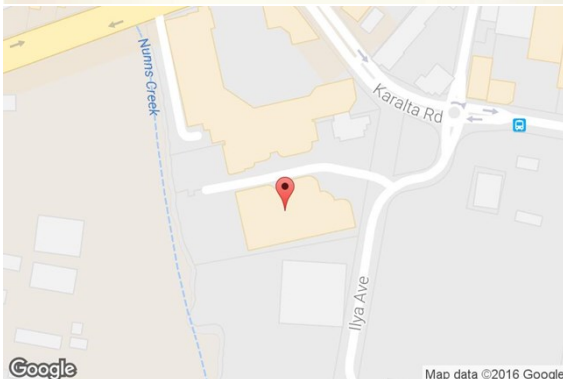


For Sale 207m²

commercialhq

Platinum Building 4 Ilya Ave ERINA



TENANTED CAFE / RESTAURANT SITE - 207 m2



Cafe



Grease Trap



Exhaust System



Cold Store



Food Approved



3 Phase Power



Frontage

The Tenancy

Tenanted Cafe / Restaurant site with full fit out.

* large commercial kitchen with catering capabilities

* Bar

* Coffee Bar and Servery Counter

* Indoor dining

* Outdoor dining including heating and roll down weather blinds

** Premier ground floor suite located in the Platinum Buildings Foyer and sitting next door to Bupa Dental.

** Excellent exposure with floor to ceiling glass frontage.

** Excellent signage rights on the buildings facade.

** Excellent customer car parking.

** Ducted AC / plumbing / common WC's.

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. % : 6

Zoning: B5 Business Development B5 Business Development

Car Parking: 2 allotted spaces

Website: <http://www.commercialhq.com.au/listing.aspx?SurgaWebListingId=111355&viewType=Vhttps://www.commercialhq.com.au/Listing?SurgaWebListingId=125300>

Sale Details

Suite No.	SQM	For Sale	Rent	Outgoings p.a.
Suite 1.02	207	\$1,250,000.00	\$74,763.00	\$25,000.00

All outgoings and sales pricing are exclusive of GST

T 02 4365 4566

F 02 4365 4599

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

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For Sale 207m²

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Contact:

Nicole Barr

0418 230 044

nicole@commercialhq.com.au

T 02 4365 4566

F 02 4365 4599

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

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