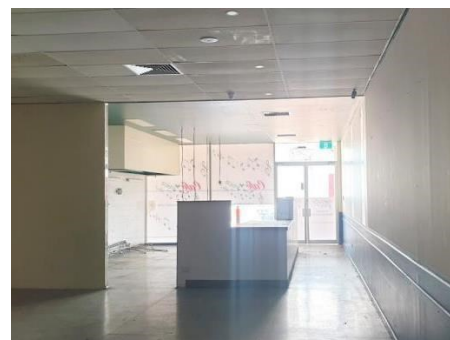


## Park Plaza 131 Henry Parry Drive GOSFORD



### CAFE SITE READY TO GO - 106SQM

#### Location

Located along the busy Henry Parry Drive in the heart of Gosford. Also bordered by Erina and William Streets. Sitting diagonally across from Kibble Park - a quick and easy, level walk into Gosford Town centre.

#### Building Description

An open air, plaza style shopping strip right in the heart of Gosford and one of the few centres on the Coast with on site parking.

Access is via William Street with all parking bays situated along the shop fronts.

Home to 11 professional businesses including:

- Service NSW / Snap Fitness / Barnados / Cash Converters / Medical Centre / businesshq / Snap Printing / Gosford Mart Asian Grocery.

#### Listing Comments

SHOP 5'S DETAILS:

- A cafe site with all the important connections in place OR retail shop front OR office space. The choice is yours.
- Has operated as cafes and or restaurants for over 20 years.
- In place: Range hood, grease trap, waste, 3 phase, ducted AC, Counter, 2 x sinks, HWS, gas, WC, store/staff room.
- Council approved in 2015 as a cafe / take away.
- The kitchen and servery are located at the front entry to the shop, giving a sense of business within.
- The shops front is all glass facade, from floor to ceiling, perfect for advertising space.
- 2 parking spaces at the door are allotted to the shop

If a cafe is not your style, the shop will easily convert into a retail space or office.

**Premises:** Shop 5  
**Area m<sup>2</sup>:** 106  
**Asking Price:** \$425,000.00  
**Outgoings:** \$9,900.00  
**Parking:** 2  
**Website**

**Contact:**  
**Nicole Gunasinghe**  
0417792740  
nicole@commercialhq.com.au

# For Sale 106 M<sup>2</sup>

commercialhq

Rectangular in shape and easy to fit out.



**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.