







196 River Street, Ballina

Superb Food/Restaurant Opportunity in Ballina CBD

Available for lease for the first time in over 30 years!

Bring your culinary vision to life in this well positioned space, offering an excellent opportunity for a food, hospitality or other suitable business.

The property features a modern shopfront, kitchen area, grease trap and bar, providing a strong foundation for your business. Tenants can add their own personal touches through a new fit-out or explore the option of purchasing the existing fit-out from the current business owner.

Properties with an existing grease trap are exceptionally rare in Ballina, making this a unique opportunity for an established operator or an ambitious new venture.

Property Features
- Modern shopfront
- Commercial kitchen area
- Existing grease trap
- Bar area

FOR LEASE
$3303.00 inc GST per month

BUILDING AREA
131sqm

AGENTS
Dean Shay
0404 442 696
deanshay@ljhooker.com.au

Annette Veivers
annette.veivers@ljhooker.com.au

AGENCY
LJ Hooker Ballina
(02) 6686 2711

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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- Bathroom facilities
- Rear access for deliveries and staff
- Opportunity to customise the space to suit your business
- Option to purchase the existing fit-out

Outgoings: Tenant to pays 18.4% of outgoings.

Contact Dean Shay or Annette Veivers on 6686 2711 to arrange an inspection.

MORE DETAILS

Property ID	1Z1ZF5A
Property Type	Retail
Building Area	131 m2











Dean Shay 0404 442 696
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Annette Veivers
Sales & Leasing - Commercial | annette.veivers@ljhooker.com.au

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