



Bellingen, 2 Oak Street

FULLY LEASED CAFRESTAURANT INVESTMENT IN BEAUTIFUL BELLINGEN

Long Term lease to high quality business.

The lovely fully renovated weatherboard cottage is home to the renown 'Bruno's Mediterranean Kitchen'.

Given its popularity you'll need to book well in advance!

No. 2 Oak Street is a Bellingen CBD Landmark having been the home of a hatted restaurant several decades ago.

Situated in the historic township of Bellingen, in a sought-after cosmopolitan location within the Coffs Harbour hinterland, approximately 30 minutes from Coffs Harbour.

For Sale

\$1,100,000 GST Exempt

Building Area

281sqm

Contact

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Coffs Harbour
(02) 6651 6711

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Waterfall Way provides a strategic highly scenic arterial link from Armidale and Dorrigo on the tablelands, to Bellingen in the world famous Bellinger Valley and then to Urunga on the coast.

Bellingen is a popular visitor destination for locals and tourists and is halfway between Brisbane and Sydney and offers a valley, plateau and coastal environment to discover.

This gorgeous property comprises a fully fitted restaurant and bar, air conditioning, a cool room, glassware, tableware, tables and chairs, and a point-of-sale system.

An outdoor seating area makes the most of the property, allowing plenty of seating including a herb garden area and entertainment area at the rear for outdoor music.

The undercover veranda provides for a more casual lunch seating area/relaxed dining area whilst indoors caters for both more formal indoor dining.

Separate male and female toilets are provided outside the building, as is a storage shed.

Total site area is approximately 281m².

Generous kerbside car parking is provided.

Bruno's have a 5+5-year lease from 26/3/24 with annual CPI increases and the desire for another 5 year option thereafter.

This prime investment enjoys the following features:

- Pretty treed CBD position
- Fully modernised historic building
- Air conditioned
- High profile township location
- Highly regarded business
- Well known visitor destination
- Seating capacity for approx. 40 guests
- New long term lease commitment
- Attractive price range and return

If you've been seeking a strategic prime investment in beautiful Bellingen then CALL NOW!!!

The asking price is \$1.1m GST exempt.

For all further details contact Exclusive Marketing Agents LJ Hooker Commercial today:

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LJ Hooker Commercial Coffs Harbour office (02) 6651 6711 coffsharbour@ljhcoffs.com

The only local specialist commercial agency servicing The Coffs Coast.



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More About this Property

Property ID	N01GVG
Property Type	Retail
Building Area	281 m2

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