



## Burleigh Heads, 4/50 James Street

SOLD BY JACK YOUNG

Discover an exceptional opportunity to own a premium retail space on James Street in the vibrant suburb of Burleigh Heads. This 40m2 space is currently tenanted by the popular Social Brew cafe attracting both locals and tourists alike. The current term runs through March of 2027 with an option for the tenant to take an additional 5 Years up to March 2032

Burleigh Heads is renowned for its stunning beaches and laid-back lifestyle and thriving local businesses, making it an attractive destination for locals and visitors. The property is strategically positioned to benefit from high foot traffic, ensuring excellent visibility. The suburb's eclectic mix of cafes, boutiques, and art galleries creates a unique environment that draws in a diverse crowd.

This is a rare chance to secure a prime retail location in one of Queensland's most sought-after suburbs. Don't miss out on this opportunity to invest in Burleigh Heads!

**For Sale**  
\$1,200,000

**Building Area**  
40sqm

**Contact**  
**Jack Young**  
0404 035 871  
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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**Southern Gold Coast**  
**(07) 5576 5500**

Contact Jack Young 0404 035 871

#### Key Information:

- \* Rent of \$50,923.20p.a
- \* Outgoings Approx \$11,169.51p.a
- \* 3% Annual increases
- \* Current term expires 31/03/2027
- \* Option for tenant to extend for 5 Years

#### Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

## More About this Property

Property ID	1NZHXB
Property Type	Retail
Building Area	40 m2

#### Jack Young 0404 035 871

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#### Southern Gold Coast (07) 5576 5500

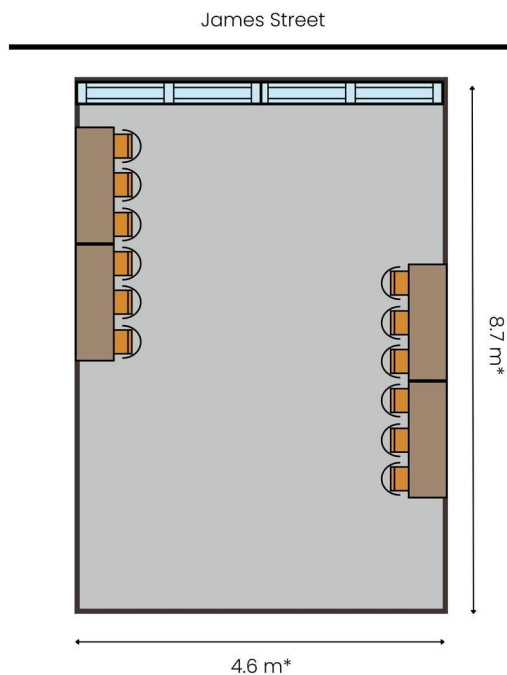
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4/50 James Street  
Burleigh Heads, 4220, QLD

Size: 40m<sup>2</sup>



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DISCLAIMER:  
Plans shown are only indicative of layout.  
Dimensions are approximate.  
• Approximate

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