



Coffs Harbour, 44-46 Harbour Drive

PRIME CBD OFFICE/RETAIL PREMISES — 405m²

Prime Retail / Office or Medical premises is now available which is approx 405m², comprising a ground floor area of 248.7m² and 1st floor of 156.8m².

This previous location of the Bendigo Bank is in a centrally located, opposite Coffs Central Shopping Centre and the pedestrian crossing in Harbour Drive.

Enjoying an extra wide shopfront and high ceiling height, mezzanine offices, excellent amenities and onsite rear car parking for approx. six vehicles via Park Lane at the rear.

Enjoying a double fronted glazed front with auto double doors at street level, with separate first floor access off Harbour Drive and is fully airconditioned.

The premises enjoys good natural light and a sense of spaciousness. Current

 **LJ Hooker Commercial**

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.

For Lease

\$160,000pa + GST

Building Area

405-405sqm

Contact

Deb Grimley

0434 301 550

dgrimley@ljhcoffs.com

Coffs Harbour
(02) 6651 6711

tenants are relocating next door within their new fit out.

Be amongst the buzz of the CBD and attend regular markets stalls in the City Centre, with its alfresco cafes, prime retail and regular traffic flow. This property is priced well for its location and size.

BE QUICK!!!

The premises enjoys the following features:

- High profile position
- Excellent pedestrian traffic
- Situated among other 'quality' retailers, cafes and food outlets
- High ceiling height
- Alarm system
- Own excellent internal amenities
- Kitchen facilities
- Mezzanine offices and storage
- Onsite car parking supplemented by Coffs Central and Woolworths carparks
- NBN connected

If you are looking for an excellent affordable retail or office premises in Coffs Harbour's burgeoning CBD then CALL NOW!!!

The gross annual rental of \$160,000, excluding GST and council rates, equates to \$395/m² or \$3,076 per week.

For all further details on available incentives, leasing packages, building plans and assistance please contact one of LJH Commercials Office and Retail Leasing Specialists today:

Deb Grimley 0434 301 550 dgrimley@ljhcoffs.com

Troy Mitchell 0417 695 915 tmitchell@ljhcoffs.com

LJ Hooker Commercial Coffs Harbour office (02) 6651 6711

coffsharbour@ljhc.com.au

The leading specialist commercial agency servicing The Coffs Coast.

More About this Property

Property ID	J8PGVG
Property Type	Offices
Building Area	405-405 m ²

Deb Grimley

Manager, Leasing | dgrimley@ljhcoffs.com

Coffs Harbour (02) 6651 6711

40 Harbour Drive, COFFS HARBOUR NSW 2450

coffsharbour.ljhcommercial.com.au | coffsharbour@ljhcoffs.com

