



## Coffs Harbour, Ground Floor/44-46 Harbour Drive

HIGH PROFILE STREET FRONT CBD — 249m2

Prime Office/Retail space is now available which is approx 249m2, comprising excellent exposure via double glazed front door and display window fronting Harbour Drive.

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

Enjoying an already existing kitchen, the property is fully airconditioned and ready for your final touches and fit out. Onsite rear car parking for 2 vehicles via Park Lane at the rear.

### For Lease

\$140,000pa + GST

### Building Area

249-249sqm

### Contact

**Deb Grimley**

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 **LJ Hooker Commercial**

**Coffs Harbour**  
**(02) 6651 6711**

**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.

The premises enjoys good natural light and a sense of spaciousness. 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 amenities
- Kitchenette facilities
- Onsite car parking supplemented by Coffs Central and Woolworths car parks
- 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 \$140,000, excluding GST and council rates, equates to \$562/m<sup>2</sup> or \$2692 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](mailto:dgrimley@ljhcoffs.com)

Troy Mitchell 0417 695 915 [tmitchell@ljhcoffs.com](mailto:tmitchell@ljhcoffs.com)

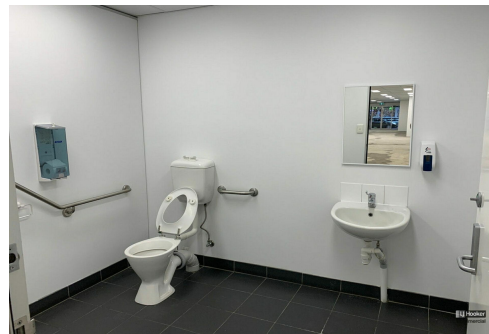
LJ Hooker Commercial Coffs Harbour office (02) 6651 6711

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The leading specialist commercial agency servicing The Coffs Coast.

## More About this Property

<b>Property ID</b>	JC2GVG
<b>Property Type</b>	Offices
<b>Building Area</b>	249-249 m <sup>2</sup>



### Deb Grimley

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