



Coffs Harbour, Shop 1/36-38 Harbour Drive

Prime CBD Retail Space - 66m²

This prime Harbour Drive CBD retail premises occupies a high profile position at the corner of Harbour Drive and the pedestrian thoroughfare leading into Coffs Harbour Arcade.

The property occupies an approximate gross leasable area of 66m² and enjoys a substantial combined window display frontage of approximately 21 metres to Harbour Drive and the pedestrian thoroughfare.

The shop occupies a central position within the prime Harbour Drive retail precinct on the sunny side of the street, a short distance from City Square's alfresco dining restaurants and cafes. It enjoys a huge pedestrian traffic flow and

For Lease

\$57,000pa + GST

Building Area

66sqm

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.

excellent exposure to vehicular traffic along busy Harbour Drive. Customer car parking is available kerbside in Harbour Drive which is supplemented by the nearby Woolworths and Coffs Central multi-level car parking stations.

This prime retail opportunity enjoys the following features:

- Centrally positioned
- Prime Harbour Drive CBD retail frontage
- Huge window display shop front
- High pedestrian and vehicular traffic flows
- Modern air conditioned space
- Sunny side of the street

This prime retail opportunity will be sought after so CALL NOW!!

The gross annual asking rental of \$57,000 plus GST equates to \$863/m2.

For all further details including available lease terms and conditions, leasing incentives, leasing packages, building plans etc. please contact one of LJ Hooker Commercial's Retail Leasing Specialists today:

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The leading specialist commercial agency servicing The Coffs Coast.

More About this Property

Property ID 53XGVG

Property Type Retail

Building Area 66 m²

Deb Grimley

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