



Coffs Harbour, Shop 2/36-38 Harbour Drive

Prime CBD Retail Space - 142m²

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

The property occupies an approximate gross leasable area of 142m² and enjoys a substantial combined window display frontage of approximately 35m to Harbour Drive and the pedestrian thoroughfare.

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

 **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

\$67,000pa + GST

Building Area

142sqm

Contact

Deb Grimley

0434 301 550

dgrimley@ljhcoffs.com

**Coffs Harbour
(02) 6651 6711**

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 \$67,000 plus GST which equates to \$471/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:

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	HCQGVG
Property Type	Retail
Building Area	142 m ²

Deb Grimley 0434 301 550

Manager, Leasing | dgrimley@ljhcoffs.com

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40 Harbour Drive, COFFS HARBOUR NSW 2450

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



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