



3/172-176 The Entrance Road, Erina

HIGH EXPOSURE ERINA RETAIL / OFFICE —GROUND LEVEL

LJ Hooker Commercial Central Coast is pleased to offer for lease this highly visible ground floor commercial premises within the well-known Palm Court complex, positioned directly on The Entrance Road in the heart of Erina's established retail and commercial precinct.

Offering an impressive glazed shopfront, strong signage potential and excellent exposure to passing traffic, the property provides a versatile opportunity for retail, showroom, office, service or allied health occupiers seeking a prominent Erina location.

The tenancy features a large open-plan front area with excellent natural light, tiled flooring, ducted air conditioning and extensive glazing. To the rear is additional workspace/storage, kitchenette facilities and amenities, providing a practical layout that can be adapted to suit a variety of businesses.

Palm Court benefits from convenient on-site customer parking and an established mix of surrounding businesses. Nearby occupiers include Subway, Pie in the Sky, Domino's and Snooze, contributing to strong daily activity and making the location easy for customers to identify.

FOR LEASE
\$43,000 pa net + GST

BUILDING AREA
100sqm

AGENTS

Ben Purdue
0450 719 600
ben.purdue@ljhooker.com.au

Tom Bore
0402 938 144
tom.bore@ljhooker.com.au

AGENCY

Terrigal | Erina
(02) 4367 4222

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.

 **LJ Hooker Commercial**

KEY PROPERTY FEATURES

- High-profile position on The Entrance Road, Erina
- Large glazed shopfront with excellent exposure
- Generous open-plan retail/showroom area
- Rear workspace and storage areas
- Kitchenette facilities
- Ducted air conditioning
- Excellent natural light
- Prominent signage opportunities
- Convenient on-site customer parking
- Established Palm Court commercial complex
- Suitable for retail, showroom, office, service and allied health uses*
- Surrounded by established national and local businesses
- Available for occupation now!

LOCATION

Palm Court occupies a strategic position along The Entrance Road, surrounded by Erina's major retail, bulky goods, commercial and service precinct.

The property provides businesses with the combination of main-road exposure, easy customer access, parking and a recognised commercial address, making it an excellent opportunity for an occupier looking to establish or reposition their business in Erina.

For further information or to arrange an inspection, please contact:

Ben Purdue
0450 719 600

Tom Bore
0402 938 144

- Subject to Council approval and any required consents.

MORE DETAILS

Property ID	3FAHXT
Property Type	Retail Offices
Building Area	100 m2
Land Area	100 m2
Outgoings	\$9,751.00

Ben Purdue 0450 719 600

Principal Licensee | ben.purdue@ljhooker.com.au

Tom Bore 0402 938 144

Commercial Sales Consultant | tom.bore@ljhooker.com.au

Terrigal | Erina (02) 4367 4222

Level 1, Suite 1, 18 Karalta Road, ERINA NSW 2250
terrigan.ljhcommercial.com.au | erina@ljhooker.com.au

