



Kogarah, AF 19/5-9 Belgrave Street

Extra Large Retail/ Commercial/ Restaurant

Positioned in the centre of Kogarah Town Square with a wide frontage to the amazing open air plaza, this property is being offered for the very first time.

Well known with a great local reputation, the current tenants are running a successful Thai Restaurant.

The commercial premises has direct access to the Kogarah Town Square public Car park, dual flow through natural light, ducted air conditioning, complete internal toilet and shower facilities, cool room, commercial gas oven and cook tops with industrial extractors, multiple store rooms and wheel chair access.

Total Allotted size: 150sqm

Internal Commercial space: 116sqm

Car space (2 cars): 34sqm

Current Lease Term: Expired



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 Sale

Just Listed For Sale

Building Area

150sqm

Contact

Joseph Galea

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Frank Mazor

0419 272 251

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LJ Hooker Brighton-Le-Sands
(02) 9599 1511

Current Lease Amount: \$4,192.92 per calendar month

Tenant pays 100% of Water Rates and Grease Trap waste

Current Outgoings:

Georges River Council Rates; \$412.00 per quarter

Sydney water Rates: \$168.64 per quarter

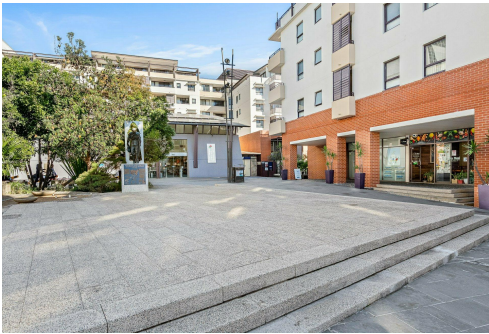
Strata Levies: \$2,945.35 per quarter

More About this Property

Property ID	13QFFNN
Property Type	Retail
Building Area	150 m2

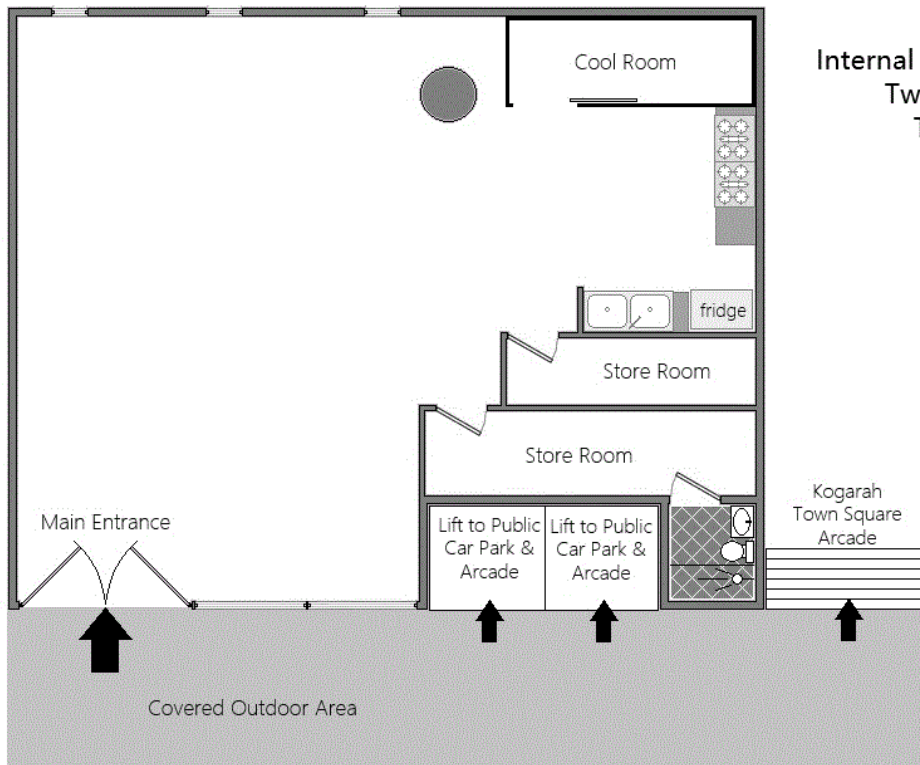
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Frank Mazor 0419 272 251
Principal/ Licensee in Charge | frankm@ljhbbs.com.au

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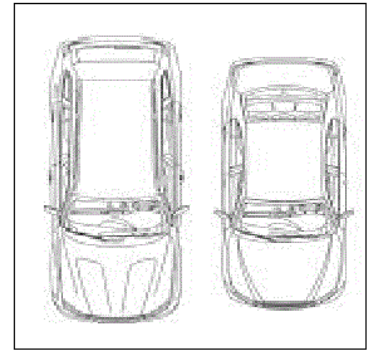


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Internal Commercial area: 116sqm (approx.)
Two Car Spaces: 34sqm (approx.)
Total area: 150sqm (approx.)



two secure carspaces
In secure basement parking

Kogarah Town Square Shop AR 19/5-9 Belgrave Street, Kogarah



This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries.