



2/149 Ambleside Circuit, Lakelands

## RARE OPPORTUNITY

Rare Opportunity To Open Your Own Cafe/Restaurant or Professional Suite

Prominently Located in the Lakelands Commercial Shopping Complex  
This single ground floor is 122msq with outdoor decking and two allocated car spaces.

### FOR LEASE

\$25,000+ Outgoings pa

### BUILDING AREA

122sqm

### AGENTS

Paul Campbell

0417 678 593

paul.campbell@ljhooker.com.au

### AGENCY

LJ Hooker Warners Bay

(02) 4915 3800

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.



## MORE DETAILS

Property ID YK2HN8  
Property Type Retail  
Building Area 122 m2

**Paul Campbell 0417 678 593**

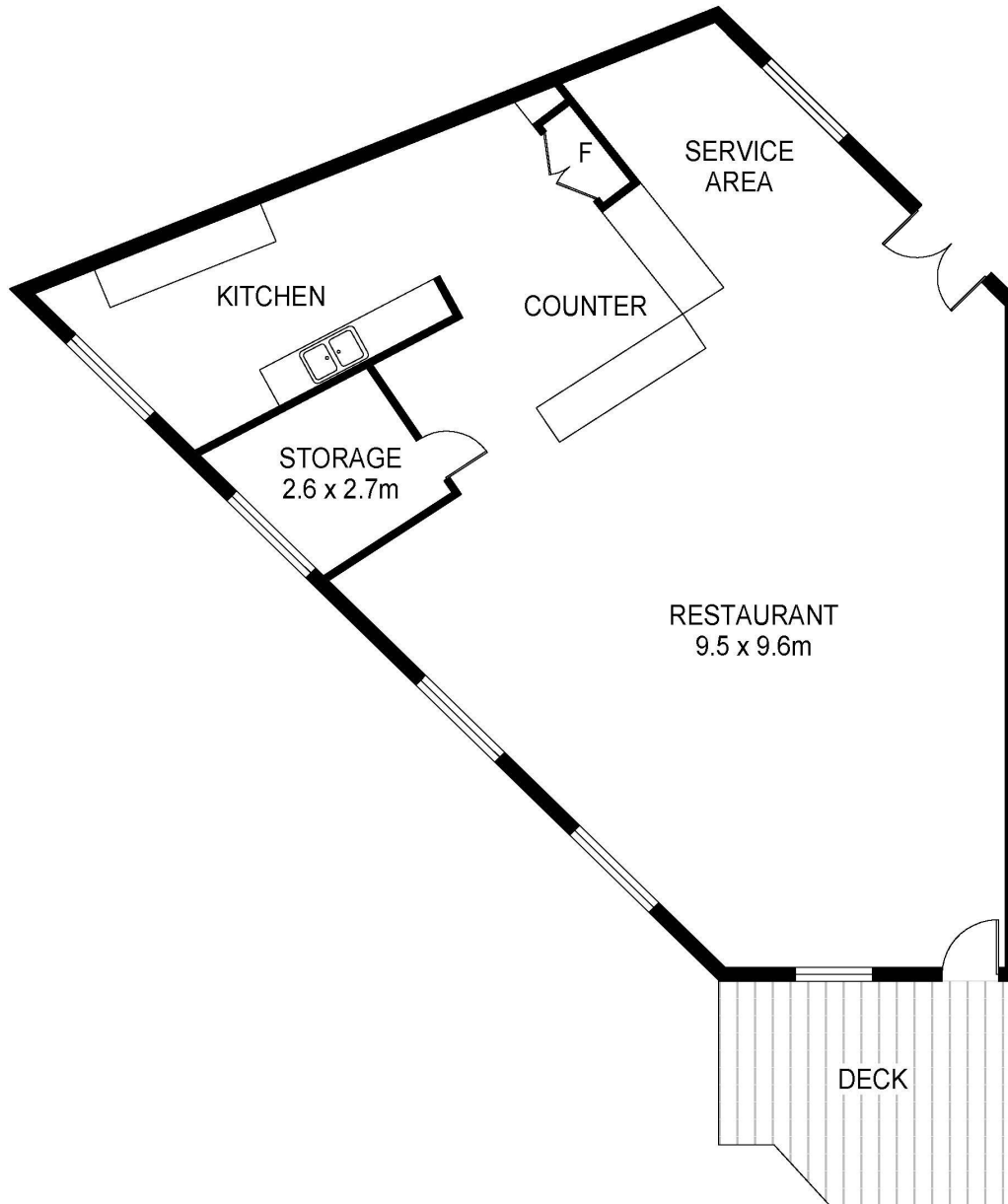
Chairman of the Board | paul.campbell@ljhooker.com.au

**LJ Hooker Warners Bay (02) 4915 3800**

Shop 12, 240-260 Hillsborough Rd, WARNERS BAY NSW 2282  
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Total Internal Floor Area: 122 sqm

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries



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