



## Long Jetty, 5/342-344 The Entrance Road

### NEW 5 year lease to popular Kebab Shop!

Enjoying a brand new 5 year lease + 5 year option, the property suits property investors searching for stable, long term rental income with a popular long established business.

Located in the vibrant and highly sought-after suburb of Long Jetty, this exceptional retail food premises offers 83m<sup>2</sup> of versatile space, ideal for a range of food and beverage uses. Situated along a bustling main road with high foot traffic and excellent visibility, the property benefits from its proximity to a range of popular local cafes, shops, and services.

The area is renowned for its lively atmosphere and strong community presence, attracting both locals and visitors from surrounding areas. The location is perfectly positioned to tap into the growing demand for quality food and dining options in this bustling coastal area.

#### Key Features:

- \* Brand new 5 year lease + 5 year option



**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**  
Please Call

**Building Area**  
83sqm

**Contact**  
**Ben Purdue**  
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ben.purdue@ljhooker.com.au

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

**Terrigal | Erina**  
(02) 4385 8444



- \* Size: 83m2 approx. of versatile retail food space
- \* Commercial Kitchen with two exhausts
- \* Ample Parking: Convenient Street parking with additional dedicated carpark at the rear, ensuring ease of access for both staff and customers
- \* High Foot Traffic: Located on a main road with exceptional visibility and exposure, guaranteeing a constant stream of potential customers
- \* Strategic Location: Situated in a busy and popular district, surrounded by complementary businesses and amenities such as cafes, local shops, schools, and transport options
- \* Prime Location: Proximity to scenic waterfront and beaches
- \* Sustainable Features: Fitted with solar panels to reduce operational costs
- \* Access Points: Two customer entry doors plus rear access & ramp access
- \* Common Amenities: Shared facilities available for convenience and functionality

The bustling nature of the Long Jetty ensures a steady flow of foot traffic, providing an ideal environment for long term tenaure. The property's flexible design allows for creative customization to suit a range of business needs, and its high-profile location ensures that their brand will be seen by thousands of potential customers every day.

If you're looking for a long term tenanted investment, this property offers the perfect foundation for the success of your property portfolio. Please call Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 today to learn more about this exciting opportunity!

## More About this Property

<b>Property ID</b>	350HXT
<b>Property Type</b>	Retail
<b>Building Area</b>	83 m2
<b>Land Area</b>	83 m2

### Ben Purdue 0450 719 600

Principal Licensee | [ben.purdue@ljhooker.com.au](mailto:ben.purdue@ljhooker.com.au)

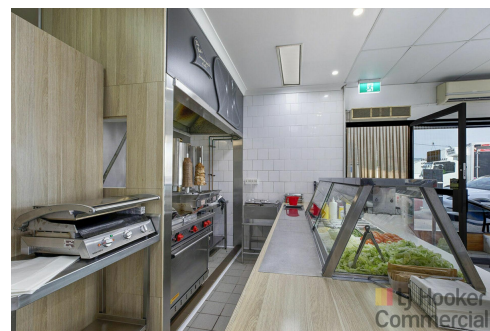
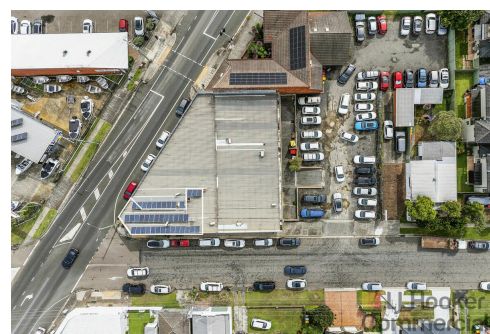
### Tom Bore 0402 938 144

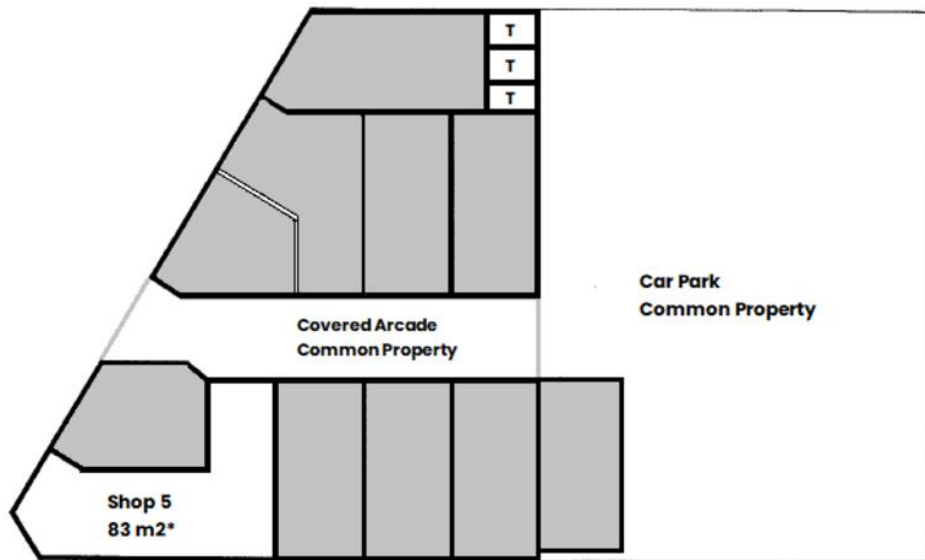
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5/ 342-344 The Entrance Road, Long Jetty

 LJ Hooker Commercial



\* Approximate

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