



129 Melbourne Street, North Adelaide

## Licensed Venue in North Adelaide

LJ Hooker Commercial Adelaide are proud to present to the market for lease 129 Melbourne Street, North Adelaide.

An exceptional opportunity to secure a fully licensed, turnkey bar in the heart of North Adelaide's premier hospitality strip.

129 Melbourne Street is offered for lease with an existing liquor licence and high-quality modern bar fit-out in place-allowing incoming operators to commence trading immediately with minimal setup time and cost.

Positioned amongst some of Adelaide's most established cafés, restaurants, and nightlife venues, the property benefits from strong foot traffic, excellent exposure, and a vibrant day-to-night economy.

### Key Features:

- Existing liquor licence in place
- Fully fitted bar with modern, high-quality finishes
- True turnkey hospitality opportunity
- Prime Melbourne Street frontage with strong exposure
- Surrounded by leading food and beverage operators

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**  
Contact Agent

**BUILDING AREA**  
87sqm

### AGENTS

Rino Pancione  
0417 822 987  
[rino.pancione@ljhcommercialadelaide.com.au](mailto:rino.pancione@ljhcommercialadelaide.com.au)

Mark Tettis  
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### AGENCY

Adelaide  
(08) 8232 8844

 **LJ Hooker Commercial**

- Suitable for bar, restaurant, or boutique hospitality concept (STCC)
- Easy access to Adelaide CBD, Adelaide Oval and public transport

Opportunities of this calibre-combining location, fit-out, and licensing-are rarely available.

To arrange an inspection please contact:  
 Rino Pancione —0417 822 987  
 Mark Tettis —0433 139 892

RLA 231 015

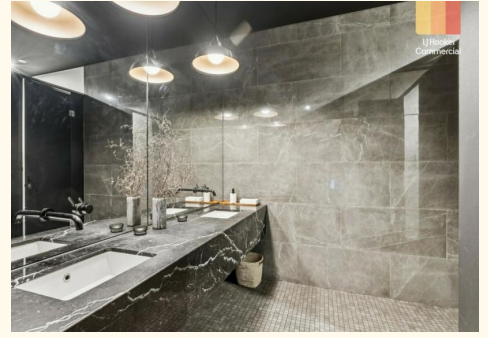
- approx.
- \* All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.
- \*\*All areas are approximate and subject to a final survey following practical completion.

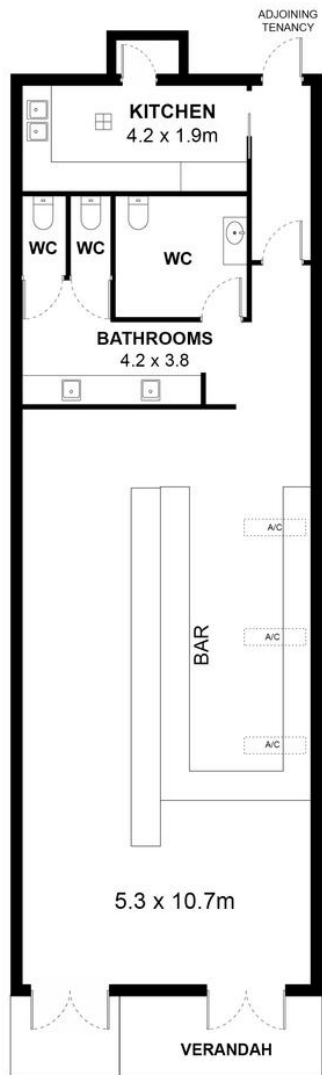
## MORE DETAILS

Property ID	8KDH94
Property Type	Retail Medical/Consulting Other
Building Area	87.2 m2

**Rino Pancione 0417 822 987**  
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Lettable Area - 88m<sup>2</sup>  
 Verandah - 6m<sup>2</sup>  
**Total Lettable Area - 94m<sup>2</sup>**  
 Measurements are approximate



**Ground Floor, 129 Melbourne Street, North Adelaide, SA 5006**

**Disclaimer:** The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.