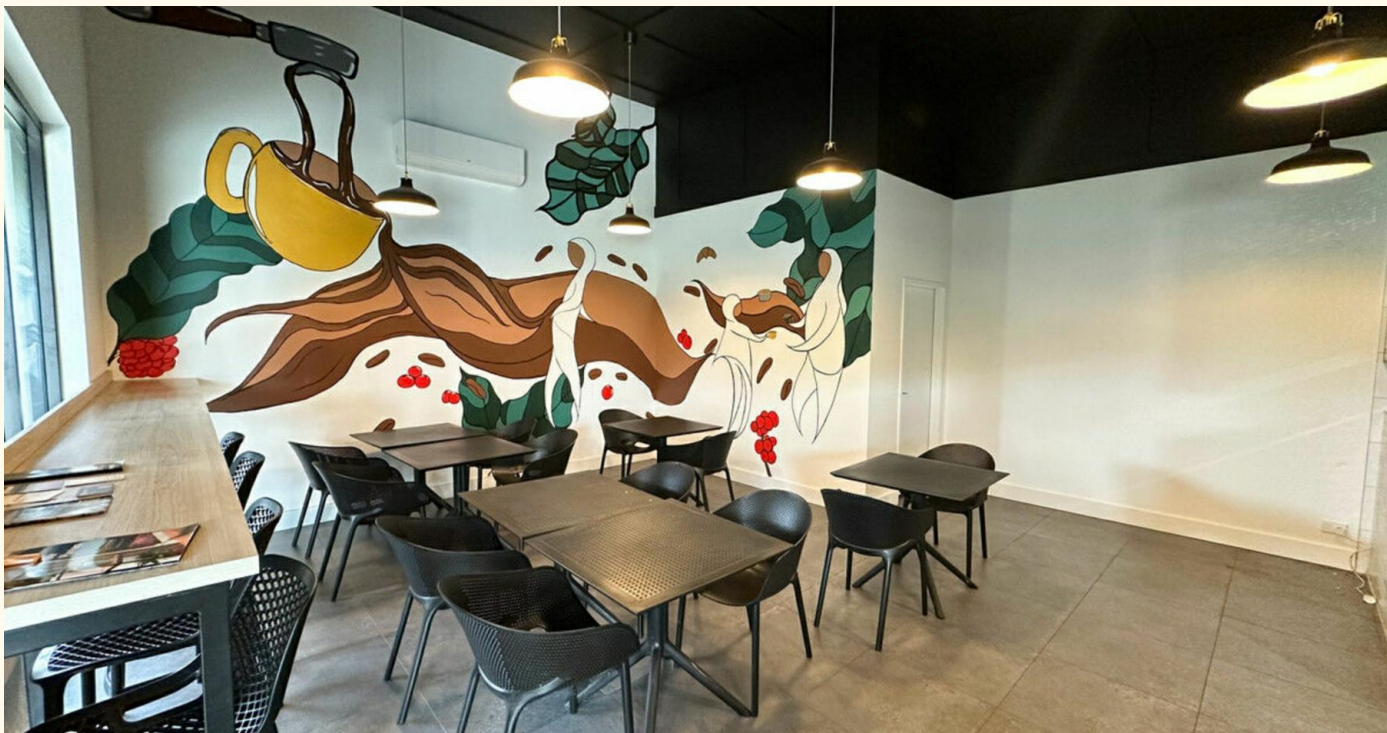


18/4 Triennium Road, Somersby

Turnkey Cafportunity - Ready to Trade in Somersby

An outstanding opportunity awaits for an experienced operator or new entrant to secure a fully fitted café premises in the tightly held Somersby precinct. This property is already set up for café use and is ready for a new tenant to walk in and begin trading immediately.

The premises is offered with existing café equipment included in the lease, significantly reducing start-up costs and allowing you to focus on building your business from day one. With a functional layout designed for efficient service and customer flow, this is a genuine turnkey opportunity.

Positioned in Somersby, the café benefits from local trade, passing traffic, and proximity to surrounding businesses and industry, making it ideal for takeaway, dine-in, or specialty coffee operators.

Key features include:

- " Fully fitted café premises
- Equipment included in the lease
- Turnkey opportunity - commence trading immediately
- Functional layout with service and prep areas
- Located in the Somersby commercial precinct

FOR LEASE

\$800 pw + Outgoings & GST

BUILDING AREA

62sqm

AGENTS

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

Ben Purdue
0450 719 600
ben.purdue@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**

This is a rare chance to secure a ready-made café in a convenient and accessible location.

For more information or to arrange an inspection, please contact Tom Bore 0402 938 144 or Ben Purdue 0450 719 600 today.

MORE DETAILS

Property ID	3B2HXT
Property Type	Retail
Building Area	62 m2
Land Area	62 m2

Tom Bore 0402 938 144

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

Ben Purdue 0450 719 600

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

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