



## Woolgoolga, Shop 10/53 Beach Street

EXPOSURE, EXPOSURE, EXPOSURE —95m2

This prime retail premises accommodates an approximate gross leasable area of 95m2. The shop occupies a corner position within the popular 'Sunshine Square' retail complex, which is located on the corner of Beach and Wharf Streets within the busy Woolgoolga CBD.

The premises is currently fully fitted out as a hairdressing salon but suit a variety of other retail, medical or high-profile office uses.

Shop 10 enjoys the following features:

- High profile position
- Prime retail location
- Busy Landmark shopping complex
- Modern fitout
- Feature timber flooring

### For Lease

\$47,500 + GST p.a.

### Building Area

95sqm

### Contact

Deb Grimley

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**Coffs Harbour**  
(02) 6651 6711

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- High ceiling height
- Internal W.C. and shower
- Rear access
- Adjacent to substantial off-street parking
- Central Woolgoolga CBD location
- Available 1st November

If your business or company is seeking high profile with great access and easy parking then CALL NOW!!!

The net annual rental of \$47,500 excluding GST and outgoings, equates to \$500/m2 or \$913 per week.

For all further details including available lease terms and conditions, leasing incentives, leasing packages, building plans etc. please contact one of LJ Hooker Commercial's Retail Leasing Specialists today:

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Troy Mitchell 0417 695 915 [tmitchell@ljhcoffs.com](mailto:tmitchell@ljhcoffs.com)

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The only local specialist commercial agency servicing The Coffs Coast.

## More About this Property

Property ID	N43GVG
Property Type	Retail
Building Area	95 m2

**Deb Grimley 0434 301 550**

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