



Woolgoolga, Shop 11/53 Beach Street

RETAIL OPPORTUNITY WITH EXISTING TRADE HISTORY —37.5m2

This high-profile prime retail premises accommodates an approximate gross leasable area of 37.5m2.

The shop occupies an east facing position within the popular 'Sunshine Square' landmark retail complex, located on the corner of Beach and Wharf Streets within the busy Woolgoolga CBD.

Situated adjacent to the extremely popular 'Blue Bottles Café', 'Feather and Nest' homewares has a long history of trade and is closing ready for someone to open up a new home for their business.

Take use of the existing trade history or a new permitted use as a fashion store or similar but would suit a variety of other retail, medical or high profile office uses.

For Lease
\$32,500 + GST p.a.

Building Area
38sqm

Contact
Deb Grimley
0434 301 550
dgrimley@ljhcoffs.com



Coffs Harbour
(02) 6651 6711

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.

Shop 11 enjoys the following features:

- High profile Prime Retail position
- Busy Landmark shopping complex
- Air Conditioned
- Rear access
- Adjacent to substantial off-street parking
- Central Woolgoolga CBD location
- Existing trade history
- Available 1st August

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

The net annual rental of \$32,500 excluding GST and outgoings, equates to \$866/m2 or \$625 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:

Deb Grimley 0434 301 550 dgrimley@ljhcoffs.com

Troy Mitchell 0417 695 915 tmitchell@ljhcoffs.com

LJ Hooker Commercial Coffs Harbour office (02) 6651 6711 coffsharbour@ljhcoffs.com

The leading local specialist commercial agency servicing The Coffs Coast.

More About this Property

Property ID	N45GVG
Property Type	Retail
Building Area	37.5 m2

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