



Woolgoolga, Shop 7/82 Beach Street

LOCATION LOCATION LOCATION - 100m2

Shop 8 comprises a fully fitted modern retail premises with floor to ceiling glass front. Accommodating an approximate gross leasable area of approx 100m2 is ideally suited to a quality food operator to complete the tenancy mix.

This high-profile corner location buildings currently is undergoing an upgrade including residential on the upper level. Ground level is due for completion in December enabling you to take possession ready for Christmas.

This is a prime location within an area adjacent the main beach and the caravan park.

Surrounding retail businesses includes a busy Chemist, Ice Creamery and Discount retail Shop.

Woolgoolga is currently enjoying a commercial renaissance with a substantial number of

 **LJ Hooker Commercial**

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 Lease
\$60,000 + GST

Building Area
100sqm

Contact
Deb Grimley
0434 301 550
dgrimley@ljhcoffs.com

Coffs Harbour
(02) 6651 6711

new businesses including Woolworths, a substantial multi level medical centre and a large variety of mixed retail shops, restaurant/cafes.

Redevelopments include a new prestige CBD hotel on the Woolgoolga Beach Motel site.

Very popular with locals and visitors, the CBD is adjacent the nearby headland offering panoramic Pacific Ocean views, ideal for whale watching.

Woolgoolga caravan park being situated within the CBD which increases the town's population density, particularly during holiday periods.

Shop 8 enjoys the following features:

- Prime position
- High pedestrian traffic flows
- Affordable rental
- Ready for your Fitout
- Grease arrestor
- All services are provided

If your business or employer is seeking affordable high profile retail premises then CALL NOW!!!

The gross annual rental of \$60,000 excluding GST equates to \$600/m² or \$5,000 per month

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 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@ljhc.com.au

The leading specialist commercial agency servicing The Coffs Coast.

More About this Property

Property ID	MYBGVG
Property Type	Retail
Building Area	100 m ²

Deb Grimley 0434 301 550

Manager, Leasing | dgrimley@ljhcoffs.com

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40 Harbour Drive, COFFS HARBOUR NSW 2450

coffsharbour@ljhcommercial.com.au | coffsharbour@ljhcoffs.com



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