



Woolgoolga, Shop A-B/56 Beach Street

HIGH PROFILE LOCATION —340m2

This high-profile opportunity does not come up very often. Approx 340m2 is situated directly opposite Woolgoolga Central on the corner of Beach and Nightingale street (the main pedestrian crossings) and has a wide glazed frontage.

Previously occupied by the NAB, the premises is suitable for either Retail, or Office space for a business requiring HUGE exposure. The property is airconditioned.

Excellent foot traffic and situated adjacent the new relocated Botanicus boutique and Lalu Lalu fashion.

Kerbside parking is available.

BE QUICK FOR THIS ONE!!!

For Lease
\$110,000 + GST

Building Area
340sqm

Contact
Deb Grimley
0434 301 550
dgrimley@ljhcoffs.com



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.

Coffs Harbour
(02) 6651 6711

The premises enjoys the following features:

- Prime Woolgoolga CBD position
- High profile office/retail location
- Suitable for a variety of uses
- Rare opportunity
- Attractive lease terms available
- Ample natural light
- Massive signage opportunity

The gross annual rental of \$110,000 excluding GST equates to \$323/m2 or \$2,115 excluding GST 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 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	MTAGVG
Property Type	Retail
Building Area	340 m ²

Deb Grimley 0434 301 550

Manager, Leasing | dgrimley@ljhcoffs.com

Coffs Harbour (02) 6651 6711

40 Harbour Drive, COFFS HARBOUR NSW 2450

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

