

## Yamba, 2/22 Coldstream Street

### Prime Commercial Space for Lease

Situated in the heart of Yamba, this tenancy is central to vibrant local buzz-café's, shops, and foot traffic all within reach.

#### Highlights:

Blank canvas: Spacious open plan area, complete with built-in shelving and reception counter-ideal for retail, showroom, studio, office, or creative concept.

Ready-to-go amenities: Includes existing bathroom facilities-save on fit-out time and costs.

Dual frontage access: Convenient street entry and rear driveway/Parking entrance enhance both foot traffic potential and operations.

On-site rear parking: Valuable off-street spaces ensure ease for staff and customers alike-rare in Yamba!

#### For Lease

46.000

#### Building Area

202sqm

#### Contact

**Donna Law**

0400 433 789

[rentals.yamba@ljhooker.com.au](mailto:rentals.yamba@ljhooker.com.au)



**LJ Hooker Yamba**  
**(02) 6646 2202**

**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.

Lease & Availability:

Available now

Competitive rent (contact for details)

50% of Outgoings

Flexible lease terms-ideally suited to both startups and established businesses

Disclaimer:

LJ Hooker Yamba has taken every precaution to establish accuracy of information in marketing, all relevant checks and searches are to be carried out by any prospective purchaser to verify the information provided. All information (including but not limited to the property area, floor size, price, address and general property description) on the Website is provided as a convenience to you, and has been provided to LJ Hooker by third parties.

## More About this Property

<b>Property ID</b>	H5AFKW
<b>Property Type</b>	Retail
<b>Building Area</b>	202 m2
<b>Land Area</b>	370.5 m2

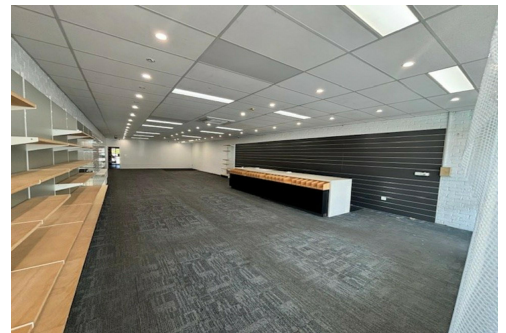
**Donna Law 0400 433 789**

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