



For Lease



1 Broughton Street KIRRIBILLI Brand New Restaurant Opportunity

PREMISES	AREA (SQM)	RENT \$/SQM	RENT PA	NET/GROSS	COMMENTS
Level 1 Shop 18	218.00			Net	Includes 24 sqm Ground Floor exposure.
Level 1 Arcade	90.00			Net	Wide exposed glass frontage on Level 1 as you enter the arcade.

LOCATION

This exciting new space is located in the thriving Kirribilli restaurant precinct - and it could be yours today! Next to the Sydney Harbour Bridge and Milsons Point Train Station, 1 Broughton Street is situated in one of the city's most established and affluent neighbourhood retail strips! This elevated prime position enjoys views of the Sydney Harbour, Opera House and benefits from ground floor frontage to Broughton Street.

DESCRIPTION

- Brand new building with close views to the Harbour Bridge, Bradfield Park, Opera House and Harbour
- Space is pre-fitted for two alternate kitchen setups with ducting, water supply and grease traps already in place
- Floor, wall and ceiling finishes will be provided by the owner to tenant specification
- Alternate indoor/ colonnade dining to suit the local feel
- 5x multiple rest room facility – Unisex/disabled
- Disabled level access and deliveries from Bligh Street

OUTGOINGS: Shop 18: \$28,767 pa + GST approx. Arcade Mezzanine: \$7,000 pa + GST approx.

CAR PARKING: Limited staff parking may be available

CONTACT: **Lachlan Worthington** 0421 777 889 Lachlan.Worthington@propertyfox.com.au
Michael Wydeman 0411 221 405 Michael.Wydeman@propertyfox.com.au

T 02 9438 1888 E enquiry@propertyfox.com.au W propertyfox.com.au

Sydney CBD
Suite 8.03
Level 8, 14 Martin Place
Sydney NSW 2000

Sydney North
Suite 12
Level 1, 67 Christie Street
St Leonards NSW 2065

Sydney West
Ground Floor
79 George Street
Parramatta NSW 2150



Misrepresentation act - these details and measurements herein do not form any part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.