



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

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Sydney West
Ground Floor
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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.