

## FULLY FITTED HOSPITALITY VENUE WALK IN & TRADE IMMEDIATELY (STCC)



**FOR LEASE | 317-319 Morphett Street  
Adelaide SA 5000**

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## Key Highlights

- Approx. 866 lettable area
- All plant & equipment included in the lease
- Fully fitted commercial kitchen, bar and brewery infrastructure
- Existing services, exhaust, cold rooms and amenities in place
- Ideal for brewery, bar, restaurant, hospitality or entertainment use (STCC)
- Flexible internal layout with strong street presence
- Prominent corner position with excellent exposure along Morphett Street
- Available for immediate occupation

## Surrounding Residential Catchment

- Located within close proximity to multiple high-density apartment developments, providing a strong and growing local customer base
- Surrounded by established and emerging residential towers housing thousands of residents within walking distance
- Ongoing inner-city residential growth continues to drive demand for food, beverage and lifestyle offerings in this precinct

## Location Benefits

- CBD fringe location minutes from Adelaide's commercial core
- Strong day-time and night-time trade potential
- Excellent access to public transport and major arterial roads
- Positioned among popular dining, retail and entertainment destinations

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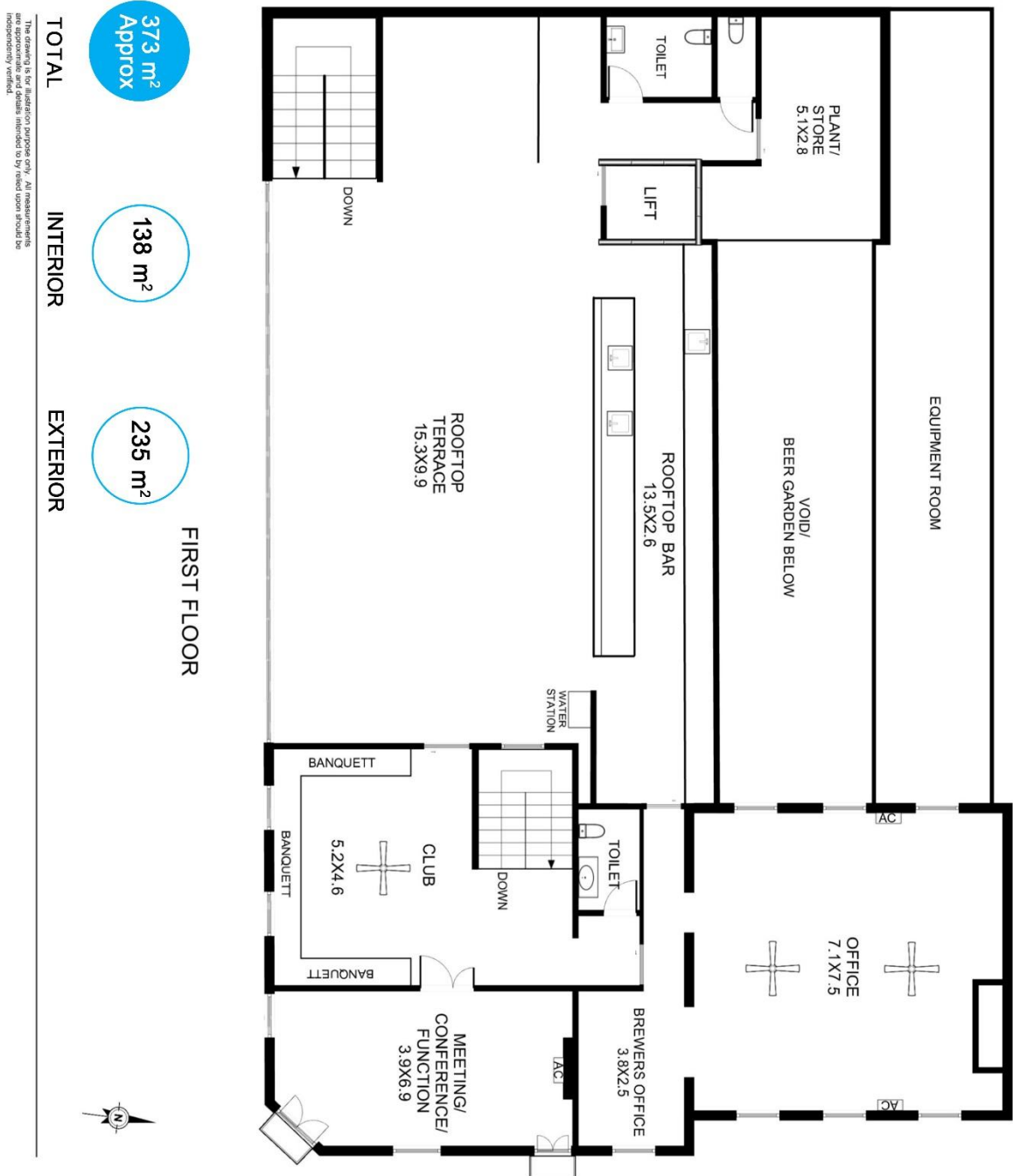
**Zoning:** Capital City - CC

## Estimate Outgoings P.A.

Council Rates	\$14,600
SA Water Rates	\$4,300
ES Levy	\$1,700
Building Insurance	\$25,000
Lift Service	\$5,000
Management Fee	\$10,400
<b>TOTAL:</b>	<b>\$61,000</b>



# Harcourts Prohomes



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