



Colemon PROPERTY GROUP



PRIME EXPOSURE SHOP WITH EXISTING RESTAURANT SET UP & EQUIPMENT ALL INCLUDED

Colemon Property Group is proud to bring to market this fully fitted and fully furnished shop in the heart of Campsie.

Offering excellent Canterbury Road exposure this prominent building is situated between Campsie and Belmore borders and opposite Canterbury Hospital. Benefiting from surrounding high rise residential buildings in this precinct, this shop offers immediate opportunity for the astute operators to simply walk in and start trading.

- * Approx. shop area 42m2 + 1 car space, total area 56m2
- * Fully fitted with existing equipment and set up all in place, included with the sale
- * Air conditioned
- * Floor to ceiling glass frontage with signage potential

Asking Price:
\$499,000

Contact:
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OFFER TO LEASE

Property:

Security Bond: 3 months net rental + personal guarantee

Name:

Company Name:

ABN / ACN:

Address:

Phone:

Email:

Proposed Business Usage:

Annual Rental:

Lease Terms:

Lease Options:

Annual Increases:

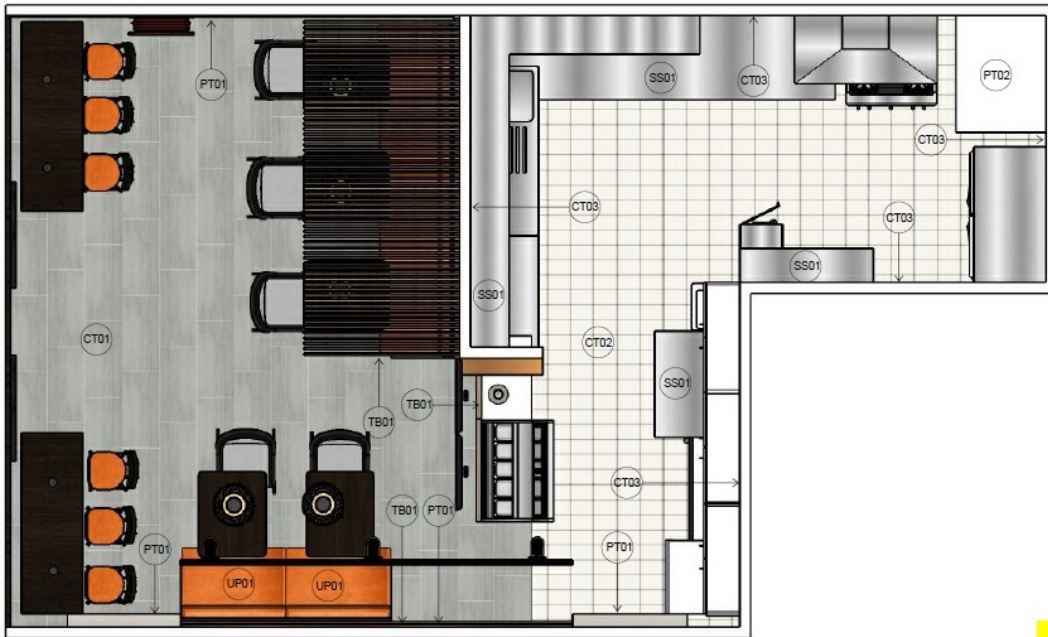
Lease Commencement Date:

Other proposal or conditions:

Signature

Date

This report is prepared by Colemon Property Group Pty Ltd and does not constitute an offer, contract for sale or agreement to lease. Potential purchasers and tenants accept our documentation on the condition that they will make their own enquiries and obtain independent advice in order to verify the accuracy of the information presented in any documentation. Colemon Property Group Pty Ltd provides its documents on the condition that, subject to any statutory limitation on its ability to do so, Colemon Property Group Pty Ltd disclaims liability under any cause of action including negligence for any loss arising from reliance upon this or other documentations.



C101/548-568 Canterbury Rd, Campsie

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