



## 10 Llangelly Place, Potts Point NSW 2011

### Vibrant Retail Investment

Gunning is delighted to offer for sale by private treaty the opportunity to acquire the perfect retail investment in the heart of one of Sydney's most tightly held retail precincts, Potts Point.

Located within a very close proximity to renowned Macleay Street, Darlinghurst Road & Orwell Street, this stylish and vibrant laneway not only connects two major thoroughfares but is also home to some of Sydney's coolest restaurants, cafes and wine bars.

10 Llangelly Place is a company title property being offered with a secure tenant trading as Room 10 Cafe with an approximate net income of \$40,000pa and 4% increases to rent and outgoings per annum. With long term tenure until approximately 2033, this property is ideal for super fund buyers. Rarely does such a safe, secure and hassle free investment present at entry level price i

Retail  
FOR SALE

26sqm

# GUNNING

**Gunning Real Estate**

[info@gunningre.com.au](mailto:info@gunningre.com.au)