



**Shop 4/108-118 Harbour Drive, Coffs Harbour NSW 2450**

## PRIME CBD RETAIL PREMISES - 37.5m<sup>2</sup>

Shop 4 comprises a prime retail opportunity fronting Harbour Drive with a hard to find smaller than average floor area of 37.5m<sup>2</sup>.

This modern shop enjoys an extra high ceiling giving a spacious internal feel.

Rear access to the dedicated car parking space is provided.

Situated amongst fashion boutiques and eateries, it enjoys a high volume of pedestrian and vehicular traffic flows opposite Coffs Central shopping complex.

Kerbside parking is supplemented by the nearby multi-level car parks.

Shop 4 enjoys the following features:

- Prime central retail position
- High pedestrian traffic flows
- Smaller than average

Retail

FOR LEASE

\$35,000pa +GST

37.5sqm