



**Shop 15/7-11 Harbour Drive, Coffs Harbour NSW 2450**

## Coffee/Take Away opportunity - 18m2

This fantastic little shop provides a dynamic opportunity for a prudent retailer to snare a great little spot in a busy high traffic flow arcade.

With an area of only 18m2 it offers an extremely affordable opportunity.

Previously used as a coffee shop and currently a take away, it would be highly suitable for a continuation of this use given the existing fit out and current locational goodwill trade.

The highly successful current tenant is relocating to a Harbour Drive frontage premises in the same building.

This modern well fitted out premises features the following attributes:

- Existing shop fit out
- Centrally located position
- High pedestrian traffic flow
- Open roller door secu

Retail

FOR LEASE

18sqm