



37 Vernon Street, Coffs Harbour NSW 2450

SOLD BY LJ HOOKER COMMERCIAL COFFS HARBOUR

This modern fully refurbished building is home to one of Coffs Harbour's most popular cafes Palate and Ply.

Palate and Ply have a new 5 year lease from 1/2/18 with options to 2028.

Rental from 1/2/19 is \$66,000 plus GST.

The annual outgoings are \$9,308.

The building occupies a prime CBD position, close to busy Harbour Drive, banks and Coffs Central, with convenient car parking at the front door.

The building was fully refurbished in 2013 and enjoys a high ceiling height. It accommodates an approximate total floor area of 330m² plus a mezzanine of some 90m².

Palate and Ply have a very high quality fitout.

Coffs Harbour CBD is currently enjoying a renaissance, particularly the eastern precinct with two high rise buildings nearing completion, including the nearby Kmart at Coffs Central and Council's nearby

Retail

FOR SALE

420sqm