



**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 330m<sup>2</sup> plus a mezzanine of some 90m<sup>2</sup>.

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