



**1196 Centre Road, Clarinda VIC 3169**

## **HIGH EXPOSURE RESTAURANT LEASING OPPORTUNITY**

Outstanding opportunity to secure this established ground floor retail space, modern fitout and chattels to remain. Currently trading as a Chicken, and Grill restaurant - walk in and start trading!

- Building area retail only 60m2 approx.
- Walk in cool room, 3 phase power, gas & 1500 ltr grease trap connected to building
- Cooling and heating throughout
- 2 bedroom dwelling at rear subsidizing the rental (\$16,800 p/a rental return from rear dwelling)
- Complete fit out available (Price to be negotiated with current owner)
- The hard work is done - ready to start operating
- Inspection will impress!

Retail  
FOR LEASE

60sqm

**Ray White**

**George Kelepouris**

0425798677

george.kelepouris@raywhite.com