



G05 & G06/1 Bryant Drive, Tuggerah NSW 2259

## DELUXE, FULLY FITOUT CAFE RESTAURANT

Sometimes opportunities are born out of challenging times and this amazing food and beverage business property is not something that you see every day! With the ability to run two (2) or three (3) businesses from the (previously) licenced premises, there is a high level of certainty your business WILL SUCCEED HERE!

Consisting of (approx.) 210m2 of high exposure, design and purpose built cafe and restaurant, this large floor plan has an elegant al fresco seating area, and several semi indoor/outdoor areas for customers.

Focus your attention on the massive number of hungry office workers (who all crave a morning and afternoon coffee) in the Mariners Centre of Excellence main office building, the proximity to the Super Centre and the recently completed sports complex down the road, plus the Swim Centre and the

Retail  
FOR LEASE

210sqm