

# For Lease



## 776 Beaufort Street, MOUNT LAWLEY 6050

Walk into this "ready to run" restaurant opportunity!

Premises: Shop 3-5

 Area m<sup>2</sup>:
 171

 Rent:
 \$80,000 p.a. plus GST

Gross

Net/Gross:

Outgoings:

 $\bigcirc$ 

Location Beaufort Square Retail Court



Parking

Ample common parking

**Traffic** Great exposure from passing traffic

Frontage Signage opportunity

#### Location:

776 Beaufort Street enjoys excellent exposure from high levels of passing traffic and is conveniently situated in close proximity to local amenity such as Second Avenue IGA, Inglewood Hotel and public transport. Join the popular Threecoins Italian Trattoria and Mount Lawley Fish & Chips in Beaufort Square.

#### **Description:**

- Fully equipped restaurant
- Cool room & grease trap
- Ample common parking

The 171 square metre shop is ideal for food uses featuring a fully fitted restaurant with cool room and grease trap. With very little setup required, this presents as an excellent opportunity for a new operator looking to put their spin on an already well-known classic.

Ample common parking is available at the shops doorstep and there is the opportunity for great signage.

For further information contact Porter Commercial today!!

Contact: Cameron Porter T 0422 164 058 E cporter@portercommercial.com.au

Tea Webb (08) 9470 9700 twebb@portercommercial.com.au

#### www.portercommercial.com.au

### P (08) 9470 9700 | F (08) 9470 9711 | A 64 Canning Highway, Victoria Park WA 6100 | M PO Box 89, Victoria Park WA 6979

Whilst every care has been taken to the preparation of the particulars, the information has been supplied to us and no warranty is able to be given as to its accuracy. Accordingly, all interested parties should rely upon their own enquiries. These particulars in no way constitute part of either an offer or a contract on behalf of the agent or the owner.