



## 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
- Net/Gross:** Gross
- Outgoings:**



**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