

# FOR LEASE

## BEACHSIDE HIGH EXPOSURE RETAIL SPACE AVAILABLE

AVAILABLE NOW- this tenancy has an exemption in place and is able to operate as a "Shop" without a development application to Council. Please check the local Council website for the definition below \*

High-exposure retail space with tram at the front door. Surfers Paradise location next to Q1 and other established successful businesses around including Alfresco Pizza and various restaurants, BWS, Subway, Cold Rock, Sushi etc. Across from Wyndham, Voco & Q1 Hotels. Stroll to Cavill Avenue & beautiful Surfers Paradise beach. Beachside location, walk to the beach.

- \* 82m<sup>2</sup> of internal space
- \* Air-conditioned
- \* Private toilet
- \* previously a bottle shop- existing fridge space already fitted out - 5.8mt x 80cm deep
- \* back room used to be a cool room
- \* kitchenette + grease trap access
- \* rear door with car access
- \* Commercial kitchen would have to be set up, grease trap accessible.

Rent App \$23,980 + GST per year - \$460 p/w + GST + outgoings.  
Outgoings App \$4987 per year + water usage

### Definition of "Shop"

\* The use of premises for: displaying, selling or hiring goods; or providing personal services or betting to the public.

Examples include: Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store- can include Tattoo and Cosmetic Tattoo, massage services etc

Call, text or email Audrey Goetz for more information on 0412 148 078

0 BED | 0 BATH | 0 CAR

### PRICE:

App \$460 per week

### OPEN FOR INSPECTION:

N/A



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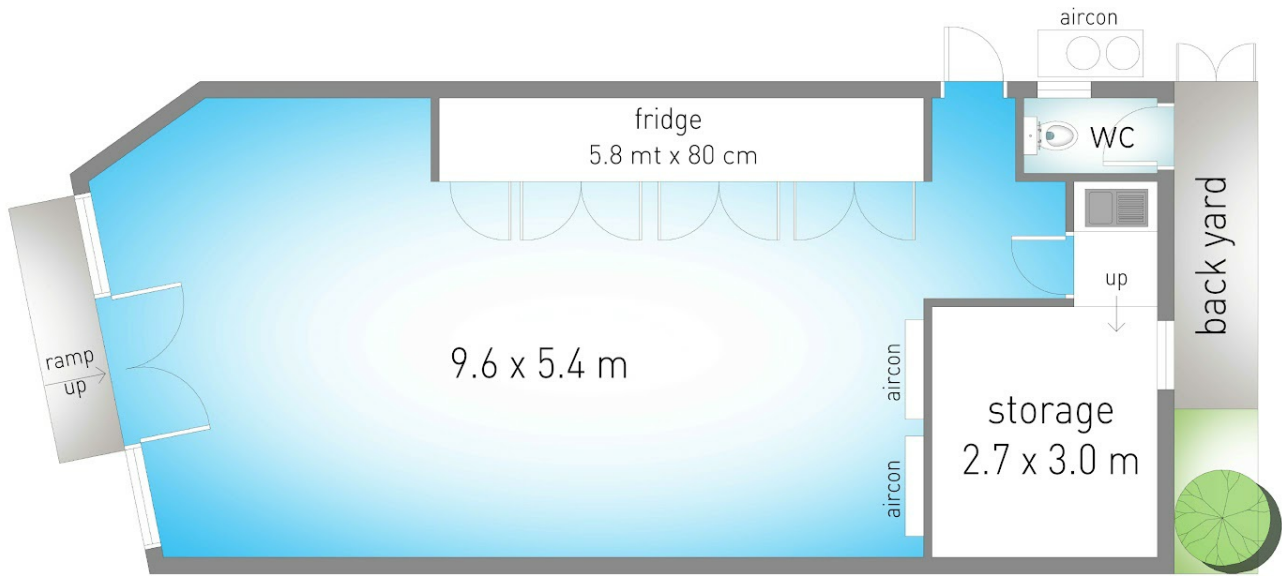
[www.atrealty.com.au](http://www.atrealty.com.au)

# 2993 Gold Coast Highway, Surfers Paradise

floor area: 75 m<sup>2</sup>



Audrey Goetz 0412 148 078



Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.