13 MOBBS LANE, CARLINGFORD, NSW, 2118

SOLD

PRIME INVESTMENT - DEVELOPMENT POTENTIAL

Strata Plan: Sold in One Line
Land Area: 189.7 sqm (8.39 m x 26.15 m)
Lot 1: Ground Floor - 110 sqm Licensed Restaurant with 60 Seats (Leased)
Lot 2: First Floor - 91 sqm Dance Studio (Leased)
Proposed Lot 3: Second Floor - DA Approved 93 sqm 2 Bedroom Apartment
Rear Lane Access - 2 Car Spaces

Location:
Centrally located within the thriving Mobbs Lane Neighbourhood Shops, the complex offers a variety of hospitality options and retailers with plenty of street parking and regular bus services to Eastwood Railway station and Parramatta CBD.

Lot 1: Ground Floor - 110 sqm Licensed Restaurant with 60 Seats (Leased)

Current rent: $78,000.00 per annum plus GST & outgoings
($85,800.00 per annum by weekly instalments of $1,650.00 incl. GST)
Lease term: 5 Years 1/10/2025 – 30/09/2030
Option to Renew: Period of 5 Years

Currently trading as a highly successful Asian restaurant has been operating for over 20 years. The premises are fully licenced and compliant.
Features include:
· Modern stainless steel kitchen equipment
· Full wet bar
· Walk-in cool room
· 1KL grease trap.
· Excellent street exposure
· Air-conditioned with fresh finishes
· Male and female bathrooms available.

Lot 2: First Floor - 91 sqm Dance Studio (Leased)
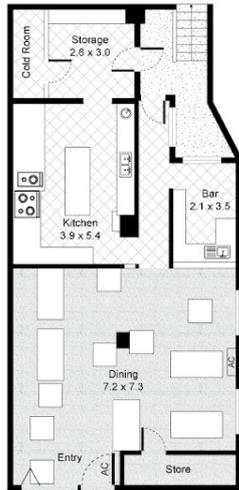
0 BED | 0 BATH | 0 CAR
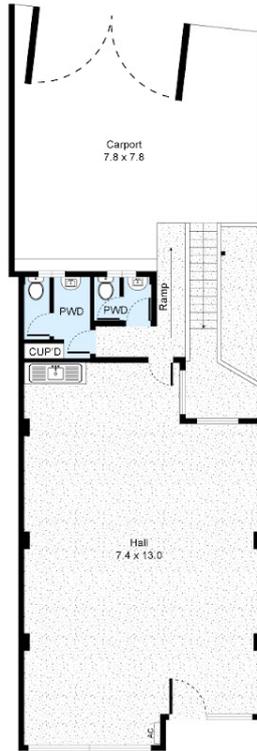
PRICE:
$2,050,000

OPEN FOR INSPECTION:
N/A

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13 Mobbs Lane, Carlingford

🛁 1 Bath   🚗 2 Car

N

Ground Floor

Cold Room

Storage
2.6 x 3.0

Kitchen
3.9 x 5.4

Bar
2.1 x 3.5

Dining
7.2 x 7.3

Entry

Store

AC

First Floor

Carport
7.8 x 7.8

PWD

PWD

Ramp

CUP'D

Hall
7.4 x 13.0

AC

GROUND FLOOR

FIRST FLOOR

Internal : 200m²
External : 76m²

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