

# example REAL ESTATE





## Newport 7/331-335 Barrenjoey Road

### Cafe with Fit Out and established Clientele

Located within the heart of Newport's bustling beach retail village, which backs onto Foamcrest Avenue Council Car Park, this cafe opportunity provides a perfect thoroughfare of passing foot traffic to the premises and the added benefit of outdoor seating

The premises was tenanted by Caffeine Villains for over four years and reviewed with 89 Google reviews and a 4.9-star rating. Caffeine Villains have recently moved on and flung the door wide open for a new tenant to utilise the fit out and literally start trading tomorrow! Rent free period will be considered for the right tenant to get things moving and help them hit the ground running.

The previous tenant has invested significantly into their fit out, providing a rustic beachy feel which is complementary to the village atmosphere and is further enhanced by a large outdoor seating area for 33 seats. Commercial fridges, stoves, rangehood, seating and surveillance all to be offered as part of the consideration to the right tenant.

Special features:

- 32m2 internal, plus outdoor seating for 33 seats
- Great exposure with signage options
- Prominent position
- Shared Bathroom facilities
- Parking nearby
- Fit out is cafe ready

If you have ever dreamt of operating your own cafe, but don't have the start up capital, this may be a perfect fit! Newport needs their caffeine hit and you could be the one to give it to them!

**Leased \$41,600pw**

### Inspect

Inspection of this property is available strictly by arrangement only.

### Contact



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