



## Brilliant Cafe and office/ dwelling Opportunity

Retail • Hotel/Leisure • Offices

14 Station Road, Cheltenham, Vic 3192

**Floor Area:** 280 m<sup>2</sup>

### Property Description

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Tsimos Commercial is delighted to offer this rare opportunity in Cheltenham.

All the hard work is done. Set up your food business here and save thousands on fitout.

Approx 280m<sup>2</sup>

Property Features:

- Ground floor cafe fitout
- Kitchen setup (non fixed items not included)
- Dry Storage and Cool Room setup
- In Ground Grease trap installed
- Rear Garage storage
- Level 1 office, residential setup.
- 3 level 1 rooms, small kitchen and bathroom
- Corner Location

**Leased**

Leased: Tue 20-Nov-18



**John Black**

0419341986

**Matt Brown**

0418599486

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**Tsimos Commercial - Cheltenham**

1174 Nepean Highway, Cheltenham Vic 3192