



## DEPOSIT TAKEN - High Exposure, Prime Retail CBD Core - F&B Ready, Other uses ...

Retail

Shop 1, 20 Hunter Street, Sydney, NSW 2000

**Floor Area:** 68 m<sup>2</sup>

### Property Description

- **CBD Core, high exposure and foot traffic**
- **F&B ready with grease trap and exhaust**
- **Basement storage available w/ cool room**

High exposure ground floor retail space in the CBD Core fronting Hunter Street opposite Hunter Connection between George and Pitt Streets.

Available with existing gas and water connections with grease trap and kitchen exhaust. Approx. 20m<sup>2</sup> of space is available in the basement comprising large cool room and secure dry storage.

The tenancy can be lease excluding this area if not required. Also available fully refurbished in a cold shell condition.

**Leased**

Leased: Mon 01-Mar-21

### Additional Details

<b>Building</b> Partial	<b>Tenure Type</b> Vacant Possession
<b>Energy Efficiency</b> 5.0-star NABERS	<b>Lease Expiry</b> Oct 01, 2020
<b>Lease Term</b> Negotiable	<b>Parking Comments</b> Available on a separate license in the basement



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