



## Prime CBD Café Opportunity

For Lease  
Contact agent

Retail

225 Clarence Street, Sydney, NSW 2000

### Floor Area:

77 m<sup>2</sup>



## Property Description

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Prime café opportunity in the heart of Sydney's CBD. The tenancy is situated within a busy section of Clarence St, close to the corner of Clarence and Market St (very close to QVB). The tenancy offers the combined benefits of a street kiosk / lobby café.

Salient info;

- Suitable for café / F&B use.
- Size: 31.28 sqm on street level + 46.538 sqm on the lobby level. Total = 77.566 sqm.
- The tenancy benefits from a back of house kitchen/ prep area with large commercial fridge & freezer (light cooking only – no cooking exhaust).
- There are a number of busy bus stops situated on this stretch of Clarence St offering good passing traffic along with custom from the 11 storey office building.
- The site is directly opposite Dexu's new 44 Market Street new F&B precinct.
- Rent & lease terms upon application.
- Available now !
- Established operators only

## Additional Details

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### Tenure Type

Vacant Possession

225 Clarence Street, Sydney, NSW 2000



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