

1/30 Clarence St, Yamba, NSW 2464

\$4,766.66 per month

Hotel/Motel



Premium Beachside Hospitality Opportunity | 30 Clarence St,

The Ultimate Canvas for Your Culinary Vision

Seize a lifetime leasing opportunity in one of Yamba's most iconic and heavily loved hospitality spaces. Perfectly positioned on a high-exposure corner overlooking the Yamba Breakwall and Main Beach, this premium venue captures exceptional coastal foot traffic and stunning ocean views. Whether you envision a bustling morning café, a chic lunch spot, a takeaway hotspot, or a fully licensed restaurant and wine bar by night, this versatile space delivers the ultimate foundation for success.

Key Features & Highlights

Unmatched Location: Situated in the beating heart of Yamba-consistently voted one of Australia's top beachside towns. Just footsteps from the sandy beach, ocean pool, and surf club.

Turnkey Commercial Kitchen: Fully fitted and ready to operate, featuring a cold room, fridges, gas cooktop and grill, deep fryers, stainless steel benches, a dedicated back storeroom, and rear access for seamless deliveries.

Flexible Layout: The front fit-out is a blank canvas, allowing you to custom-design seating arrangements and styling to match your brand's unique vibe.

Constant Revenue Stream: Directly connected to the Yamba Beach Motel with room service agreement, and massive potential to expand these services to neighboring motels and Airbnbs.

Commercial Terms

Rent:

Seeking \$57,200 per annum (inclusive of GST), which breaks down to approximately \$4,766.66 per month.

Outgoings:

100% Electricity

100% Building Insurance

25% Water

Listed By

Daniel Kelly

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Open for Inspection

By Appointment.

