

**AR 19/5-9 Belgrave St, Kogarah, NSW 2217**

**For Sale**

Retail Shop



**Extra Large Retail/ Commercial/ Restaurant**

Positioned in the centre of Kogarah Town Square with a wide frontage to the amazing open air plaza, this property is being offered for the very first time.

Well known with a great local reputation, the current tenants are running a successful Thai Restaurant. The commercial premises has direct access to the Kogarah Town Square public Car park, dual flow through natural light, ducted air conditioning, complete internal toilet and shower facilities, cool room, commercial gas oven and cook tops with industrial extractors, multiple store rooms and wheel chair access.

Total Allotted size: 150sqm

Internal Commercial space: 116sqm

Car space (2 cars): 34sqm

Current Lease Term: Expired

Current Lease Amount: \$4,785.00 per calendar month

Tenant pays 100% of Water Rates and Grease Trap waste & Electricity

Current Outgoings:

Georges River Council Rates: \$412.00 per quarter

Sydney water Rates: \$168.64 per quarter

Strata Levies: \$2,945.35 per quarter

**Open for Inspection**

By Appointment.

**Listed By**

Frank Mazor

Phone: (02) 9599 1511

Mobile: 0419 272 251

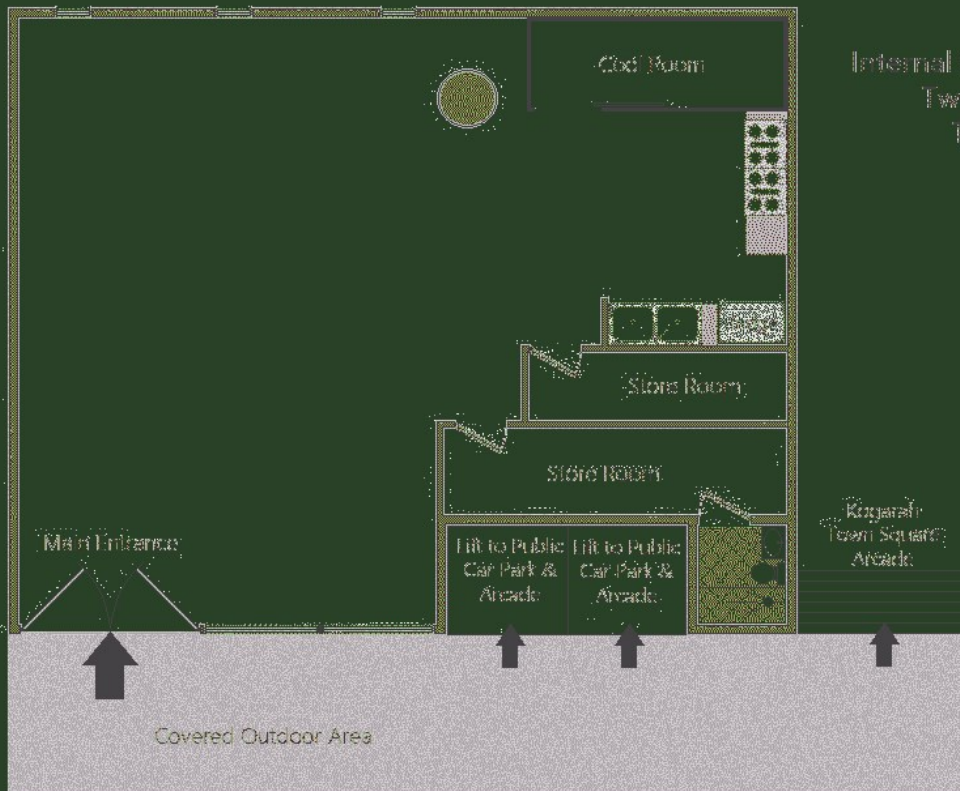
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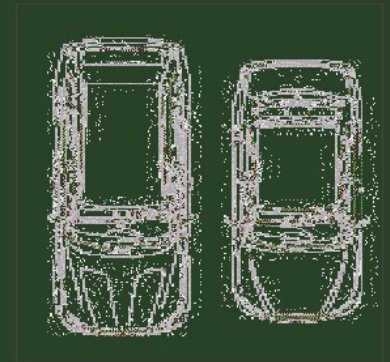
Mobile: 0419 272 251



## Floorplan



Internal Commercial area: 116sqm (approx.)  
Two Car Spaces: 34sqm (approx.)  
Total area: 150sqm (approx.)



Two secure carspaces  
In secure basement parking

Kogarah Town Square  
Shop AR 19/5-9, Belgrave Street, Kogarah



This diagram is for illustrative purposes only and is not a contract. It is not a guarantee of the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate and should be taken as a guide only. All dimensions are subject to change without notice.