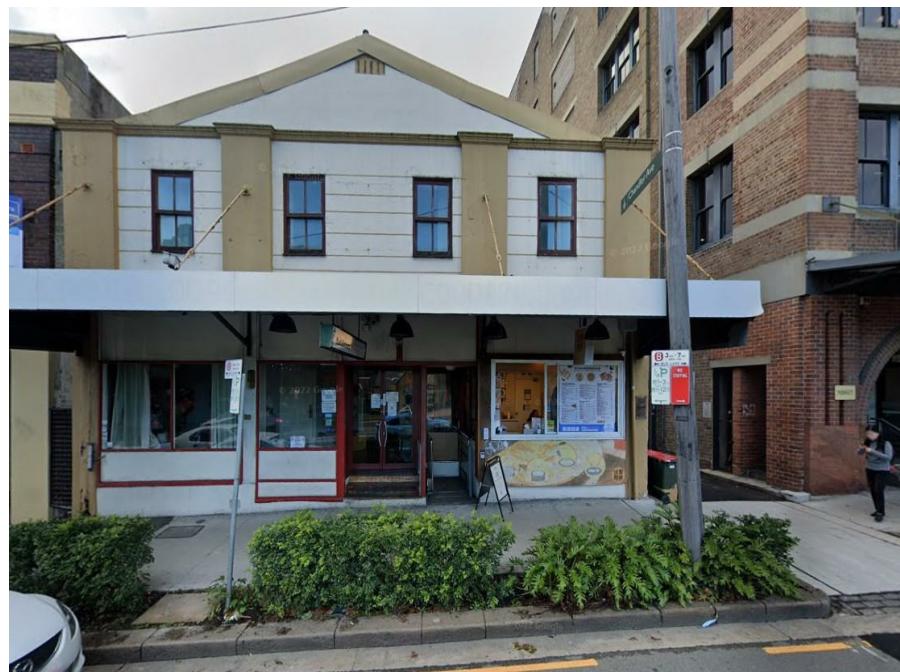


**Shop 1/20 City Rd, Chippendale, NSW 2008**

**Leased - \$30,000**

Retail Shop



**CHIPPENDALE BOUTIQUE FOOD SITE - Suit Uber Eats Based Client**

Snug, Cute and Compact Commercial Food Space, sensibly laid out for maximum usable space in Historic building.

Previously a successful Taiwanese wrap/French Fry for the past 10 years. The tenant is leaving to concentrate on a growing family and so we are able to offer the premises with immediate availability.

Would suit a business with high Uber Eats/Delivery requirements - large parking area adjacent to premises. Coffee, Sweet & Savory Snacks, Pastries, Grilled Sandwiches, Wraps, Juices, Light Meals and Fast Food services would benefit from central location close to hi-rise residential and two Universities.

- Hole in the Wall/Window Service
- Large Parking area at side for pick-ups/Uber Style delivery
- Adjacent to Backpackers/Hostel (Mad Monkey)
- Located Centrally on Main Road
- Opposite Victoria Park and close to Sydney Uni
- Near Nite Venues such as Lansdowne Hotel & Kyiv Social
- Private Dry-Storage Area
- Prominent Signage
- Access to Showers and Toilet Facilities for staff
- Air Conditioning
- Located meters from Bus Stops and on a direct route to Central Station

Immediate source of custom and staff in the form of Hostel patrons. Only requires a quick coat of paint to suit any new Tenant.

Outgoings are \$500 +GST per month covering WATER/POWER/ALL STATUTORY OUTGOINGS/ALL AFSS COSTS

**AVAILABLE NOW!**

Please Contact James Cotton on [comm2@nwnewtown.com.au](mailto:comm2@nwnewtown.com.au) or 0411 880 300 to arrange a viewing.

**Listed By**

Jim Markakis  
Phone: (02) 8596 2766

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Listing Number: 3462793