

**Shop 1/51-53 Spring St, Bondi Junction, NSW 2022**

**Leased - \$49,000**

Office Suite



**Fully Fitted Strata Retail Opportunity In The Heart of Bondi**

3 months free rent

**Open for Inspection**

Last sold in 1994 and offered for lease for the second time in over 20 years, this tightly held sushi restaurant/café/retail space, presents a unique opportunity with flexible options to buy into a boutique mixed-use building in a gateway location. Ideal for someone looking to establish a flagship café/business opportunity, this 39sqm retail space is surrounded by newly revitalised luxury residences, shops, services and eateries and is buzzing with activity, offering a steady flow of trade and energy from its vibrant community. Just moments to Oxford Street mall, transport and Westfield Bondi Junction, this fully fitted space with scope for refurbishment comes with custom seating, sushi/food train, extensive joinery, innovative lighting, air conditioning, grease trap and extensive bi-fold doors. With a coveted position in the heart of Bondi Junction's thriving shopping and dining hub, this is an exceptional opportunity for the motivated entrepreneur seeking to establish their business or investor looking to lease the space.

- + Prime, high exposure position on popular Spring Street strip
- + High-visibility fully fitted sushi restaurant/versatile retail space
- + Custom seating, sushi/food train, extensive joinery and innovative lighting
- + Flexible uses, ideal sushi bar/cafe/lounge/medical/office space
- + Air conditioning, grease trap and extensive bi-fold windows
- + Fantastic signage on building and on Spring Street
- + Moments to Oxford Street Mall, Bondi Junction station and Westfield
- + Celebrated dining/retail precinct in the heart of the East
- + A walkable neighbourhood with an established café/retail culture

By Appointment.

Do not miss this wonderful opportunity!

Available NOW!

Century 21 Armstrong-Smith are real estate experts based in the heart of Bondi Junction in the Eastern Suburbs and are proud to present this fantastic property. We look forward to offering you world class customer service for the 21st Century.

**Listed By**

Nicholas Armstrong-Smith

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Listing Number: 3421108