

Shop 10/121-123 Corrimal St, Wollongong, NSW 2500

\$45000 per Year Inc. GST

Office Suite



Opportunity seeking an entrepreneur

Shop 10 at 121-123 Corrimal Street in Wollongong, formerly known as the Gong Bar, is available for lease. This first-floor property features a generous floor area of 220 square meters and offers a flexible leasing period & terms, making it suitable for a wide range of business ventures.

Key Features and Opportunities:

- 1. Prime Location: Situated in Wollongong’s bustling dining and entertainment precinct, the property enjoys high foot traffic and visibility.
 - 2. Versatile Space: Ideal for various businesses, including:
 - o Fitness Studios: The spacious layout and air conditioning make it perfect for a gym or yoga studio.
 - o Escape Rooms: The unique floor plan can be easily adapted for entertainment purposes.
 - o Hospitality: Its prime location and outdoor balconies offer excellent opportunities for cafes, bars, or restaurants.
 - 3. Accessibility: The property provides both front and rear access, enhancing convenience for both customers and staff.
 - 4. Outdoor Amenities: Two balconies offer additional space and cross-flow ventilation, creating a pleasant environment for both indoor and outdoor activities.
 - 5. Air Conditioning: Ensures a comfortable atmosphere for patrons and employees year-round.
 - 6. Flexible space: There is an existing kitchen space with exhaust. Male and female toilets are located within the space for exclusive use.
- This property is a fantastic opportunity for businesses looking to establish themselves in a vibrant and high-demand area of Wollongong.

Open for Inspection

By Appointment.

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