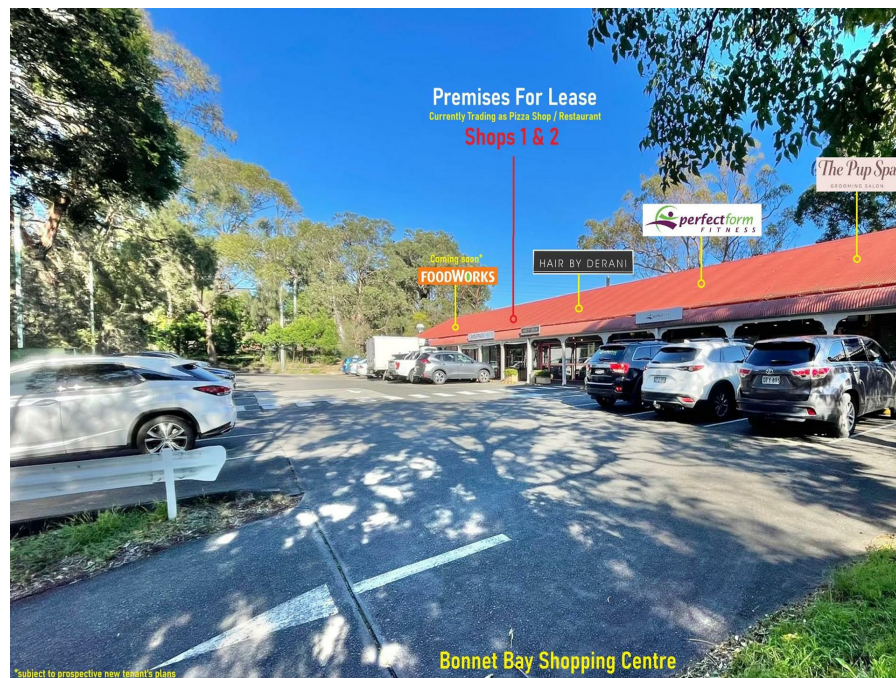


Shops 1 & 13-17 Kennedy Cres, Bonnet Bay, NSW 2226

Rental \$853 + GST p/w

Retail Shop



Trading pizza restaurant and dining area in local neighbourh

Benefitting from approx. 13 metres of frontage onto the customer walkway and ongrade car park at Bonnet Bay Shopping Centre, Shops 1 & 2, 13-17 Kennedy Crescent offer approx. 127m2 of internal area with both, expansive customer seating, and a commercial kitchen / food prep area (equipment owned by current tenant - see below).

Open for Inspection

By Appointment.

The premises is the local pizza shop and restaurant, situated within Bonnet Bay Shopping Centre, the only local retail centre servicing the suburb of Bonnet Bay. The premises also has the benefit of utilising outdoor seating in front of the shop.

Shops 1 & 2 present a great opportunity to be a part of and to look to cross promote with the below tenancy mix:

- Shop 7, 7a & 7b - Currently Trading As Bonnet Bay Supermarket and Liquor - Soon to be upgraded to FOODWORKS (subject to the prospective new tenancy's plans) - Supermarket and Liquor Store
- Shop 3 - Hair by Derani - Hair Salon
- Shops 4 & 5 - Perfect Form Fitness - Gymnasium
- Shop 6 - The Pup Spa - Dog Grooming

The premises offers an excellent opportunity for a food operator to take advantage of the extraordinarily unique location and complementary tenancy mix. There is ample on grade parking in front of the shops, and the passing trade of the shop also benefits from the other shops in the Centre (see image 1 of our ad for an indication as to their positions along the shopping strip).

The rental and provisional outgoings are as follows:

- Rental of \$853 + GST* per week
 - Provisional Outgoings Contribution of \$417 + GST* per week
- Indicative gross rental being \$1,270 + GST* per week

Listed By

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