

## 66 Waratah St, Scotts Head, NSW 2447

Commercial Land

## Expressions of Interest



### Commercial Premises with Development Potential

Located in a prime position at Scotts Head, only 50m from Scotts Head surf beach, these commercial premises have huge development potential and lend to future integration of residential development atop of the current structure (STCA). With this style of living becoming increasingly popular along with them being situated in the best location, this is one not to miss.

#### Open for Inspection

By Appointment.

? 5 Shops / 2 Titles

? Total interior area of 5 shops is 400m2, plus additional alfresco dining area

? Zoned B2 - Local centre, 10M Height of Building. Land size 1153m2

? Council rates Lot 91 approx. \$9700 per annum, Lot 1 approx.\$1295.00 per annum

? Total car spaces 16

Shop 1. Café/ Takeaway - lease expired December 2020, month to month basis, will resign lease

Shop 2. Liquor Store - leased till April 2025

Shop 3. Liquor Store - leased till April 2025

Shop 4. Café/ surf shop - leased till August 2025

Shop 5. Fashion Shop - Lease expired January 2024

Scotts Head is approximately 50 mins from Coffs Harbour airport with direct flights to Sydney, Brisbane & Melbourne and provides great fishing, surfing, and boating with friends and family.

Prime location is the key to this valuable real estate.

Inspections are by appointment only, please call Jennifer on 0409 765 032

### Listed By

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