



154 Marsden St, Parramatta



## FITTED CAFE / EATERY VENUE OR REPURPOSE FOR OFFICE/RETAIL USE

A long established café/eatery lease opportunity has just come available!

This is your chance to secure a proven business location in the core of Parramatta's Justice Precinct, servicing the perfect balance of workers, students, residents and visitors to Parramatta.

Walk into a fitted-out premises without upfront cost!

Key highlights include:

- + Expansive restaurant area of 200 sqm
- + Attractive alfresco dining area
- + Cool room and freezer
- + Stainless kitchen appliances
- + Bain Marie and serving counter
- + Exhaust rangehood and grease trap
- + Furnishings as shown
- + Parking available

Flexibility to accommodate other Office/Retail uses.

Contact the exclusive agents for an inspection.



<b>Price</b>	Contact Agent
<b>Property Type</b>	Commercial
<b>Property ID</b>	882
<b>Building Area</b>	Retail - 200 m <sup>2</sup>

### AGENT DETAILS

Peter Karam - 0414 905 639

### OFFICE DETAILS

Belroy Property  
Level 3 85 George St Parramatta NSW  
2124 Australia  
02 9895 4000

