



Ground Floor, 154 Marsden St, Parramatta



FIITED CAFE | RESTUARANT OR REPURPOSE FOR OFFICE / RETAIL USE

A long established café/restaurant location has just come available for lease!

Flexibility to use as restaurant, cafe or other use with a 9B application for educational use pending.

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
- + Exhaust rangehood and grease trap
- + Parking available

Flexibility to accommodate other Office/Retail uses.

Contact the exclusive agents for an inspection



Price	Expressions Of Interest
Property Type	Commercial
Property ID	963
Building Area	Retail - 200 m ²

AGENT DETAILS

Peter Karam - 0414 905 639

OFFICE DETAILS

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

