

# MERCER PROPERTY



441 Elizabeth Street SURRY HILLS, NSW

## Corner Cafe with enormous exposure

Mercer Property is excited to present to the market for lease this prime retail opportunity moments from Central Station and Sydney's highly anticipated Tech Precinct.

Located in the heart of Surry Hill's main dining precinct, 441 Elizabeth Street is positioned amongst thriving modern venues such as Lil Darlin, The Dove & Olive & The Strawberry Hills Hotel.

### Ground Floor - Retail

With the existing approval as a restaurant/café and exposure to extremely high volumes of passing trade, the property offers a wide variety of strategic benefits to a hospitality operator.

- Highly accessible via Central Train Station & Sydney's Light Rail
- 67sqm internal NLA
- Grease trap
- Mechanical ventilation
- Prime Surry hills corner position
- Ability for outdoor seating with new footway widening

This tenancy is available for immediate occupation.

For further information or to arrange a time to inspect, please feel free to contact the agents;

**Type** : Offices

**Building Size** : 67.00 m2

**Tom Schultz**

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**Dillon Frain**

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