



## 5-7 Honeysuckle Drive NEWCASTLE

### WATERFRONT RESTAURANT WITH ON PREMISES LICENCE

#### Location

Honeysuckle precinct on Newcastle Harbour

#### Description

- Views of Newcastle Harbour
- Honeysuckle/Lee Wharf location
- Extensive inventory also available

Restaurant opportunity only metres from the waters edge of Newcastle Harbour and adjoining well established boardwalk (cafes, bars & restaurants) with national companies and the planned University campus behind.

Comprising a total area of 266m<sup>2</sup> (approx) being internal area of 96m<sup>2</sup>, outdoor semi-enclosed area of 129m<sup>2</sup> and 3 car spaces (one of which is enclosed for storage) of 41m<sup>2</sup>. Currently trading as predominantly an Indian Restaurant and can accommodate approximately 100 patrons at any one time.

There is no goodwill being sought for the business - The fixtures, fittings and kitchen equipment can be purchased for a fraction of its original cost. Just some of which comprises a brand new tap beer system (6 taps), new exhaust system, cool-room, bistro blinds, fridges, freezers, dishwashing machines, ovens, burners, grill, fryer, ice machines, bain-marie, pizza ovens, display fridge, security & sound system, coffee machine, furniture and more

<b>PREMISES:</b>	2
<b>AREA m<sup>2</sup>:</b>	266
<b>RENT PA:</b>	\$82,400 PA net + GST
<b>NET/GROSS:</b>	Net
<b>OUTGOINGS:</b>	\$15,300
<b>COMMENTS:</b>	Inspection by appointment. Area & outgoings approximate.

#### CONTACT:

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