

Raine&Horne.[®] Commercial

MITCHELL
1/26-28 Kemble Court

27 sqm

Brand New Espresso Bar Opportunity in Mitchell

\$18,000pa +GST

Raine & Horne Commercial Canberra are pleased to present this boutique 27sqm espresso bar tenancy, perfectly positioned within a newly refurbished building in the thriving Mitchell precinct.

This thoughtfully designed brand-new spec fitout offers everything needed to walk in and start trading, featuring:

- Modern serving counter
- Fridge and dedicated barista station
- Storage room
- Private staff toilet
- Polished concrete floors

Property ID	L38516661
Property Type	Retail
Building / Floor Area	27

AGENT

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The tenancy benefits from excellent outdoor seating capacity, ideal for capturing the strong local clientele and daily foot traffic. Its strategic location close to the light rail stop ensures constant activity and convenience for customers.

With Mitchell continuing to grow as one of Canberra's busiest commercial hubs, this café presents an outstanding opportunity for operators seeking a compact, efficient, and beautifully presented space.

Key Highlights:

- 27sqm fitted out espresso bar
- New high-quality fitout
- Outdoor seating area
- Next door to barber shop
- Newly refurbished building
- Close to light rail & major trade precincts

For more information or to arrange an inspection, contact Raine & Horne Commercial Canberra.