

## KINGSTON BEACH Part/2 Beach Road

77 sqm

### Rare Opportunity - Many Options

#### By Negotiation

This is a rare opportunity to make your mark in ever-popular Kingston Beach, a seaside suburb approximately 15 minutes south of the Hobart CBD.

The standard has been set high as your neighbours will be local perennial favourites The Salty Dog and Zero81 Napoli, with both restaurants known for their good quality food, atmosphere and entertainment.

A realignment of space has created a tenancy with a mix of internal space (measuring approx. 77m<sup>2</sup>) and external spaces at both the front and rear (measuring approx. 120m<sup>2</sup> combined). If more space is required then additional space is available at the side of the tenancy – a space currently used as a walk way from the Osborne Esplanade to the rear car park. Altogether this is a package that provides for flexibility in layout and design.

The standard of fit-out is excellent but please note that most plant and equipment currently shown in the property photos will be removed by the current tenant. It is essentially a blank canvas to create your own vision!

Property ID	L29187844
Property Type	Retail
Building / Floor Area	77

#### AGENT

Lincoln Street

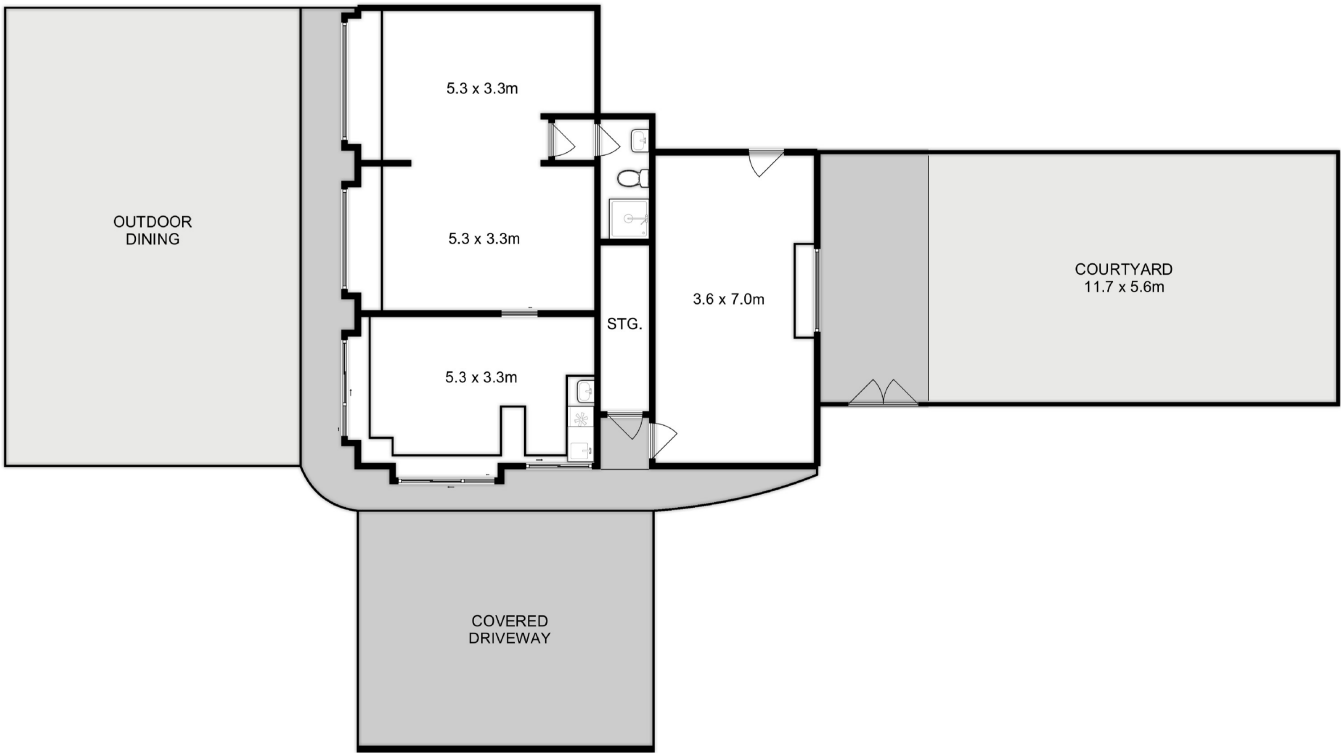
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Zoned "Local Business" under the Kingborough Interim Planning Scheme 2015 the tenancy lends itself to a mix of potential uses, but a business that complements both existing restaurants is bound to thrive in an area where both vehicle and pedestrian traffic is high.

Please note inspections are strictly by appointment only.

For further details please contact the agent.



All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
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