



# Hospitality Investment

11 Steel Street, Newcastle West, New South Wales 2302



**Retail / Retail / Retail / Retail For Sale**

**Listing ID: 212222**

212222 Save Property

**Expressions of Interest. EOI Date 26 Sep 2019**

Land Area: 385.70 m2. Floor Area: 357.00 m2.

## Description

Under instructions from Peter Hillig and Michael Smith of Smith Hancock acting as the Trustees of the property, Colliers International is pleased to present to the market 11 Steel Street, Newcastle West For Sale via Expressions of Interest closing 26 September 2019 at 4pm.

Comprises an industrial chic food and beverage outlet, currently leased to EBK Concepts Pty Limited trading as Antojitos. The property has a modern industrial fitout with tiled and concrete flooring throughout. The premises benefits from a full commercial kitchen, together with bar and dining areas to the front and rear of the property. There is also a large storage area with potential for future dining upstairs (STCA).

Further features include

- Site area 385.7sqm\*
- Building area 357sqm\*
- Passing net income \$46,900\*
- Mezzanine storage or future dining area
- Leased until 30 September 2022, having a further 2 x 5 year options
- Lease includes a demolition clause

Property also available in-one-line with 7, 9 or 13 Steel Street

For further information on this property please contact one of our Colliers International agents Peter Macadam or Nick Christensen.

\*Approx.

(NPP).

## Features

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- Site area 385.7sqm\*
- Building area 357sqm\*
- Passing net income \$46,900\*

## Map

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## Contact Us

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### For further details, contact:

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