



Shop  
**81 Mann Street GOSFORD**  
*85sqm Cafe / Food Premises in Gosford CBD*

**Area m<sup>2</sup>:** 85  
**Rent \$/m<sup>2</sup>:** \$400  
**Rent pa:** \$34,000 Per Annum Net + GST  
**Net/Gross:** Net  
**GST:** Exclusive  
**Parking:** 3  
**Outgoings:**  
**Contact:**

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**Location:**  
Positioned in a busy section of Mann Street, between Donnison Street and Georgiana Terrace, in the core of the Gosford CBD. The position offers easy access to public transport, banking and other professional services, shopping, eating and entertainment.

**Description:**  
Available for lease is this freestanding retail shop of approx. 85 sqm situated in a prime position on Mann Street.

The shop is currently used as a food premises, so would ideally suit a similar use, though it offers versatility and could be used for an array of other retail or service applications.

The shop offers a glazed frontage to Mann St of approx. 5 metres, and has rear access to the shop, as well as on-site parking behind the building, accessed off Henry Parry Drive.

Inspections are strictly by appointment, so please call us to arrange a suitable time.

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