



Shop  
**46 The Esplanade TERRIGAL**  
*Terrigal Beach Front Exposure*

**Area m<sup>2</sup>:** 140  
**Rent \$/m<sup>2</sup>:** \$571  
**Rent pa:** \$80,000 Per Annum  
**Net/Gross:** Net  
**GST:** Exclusive  
**Parking:** 0  
**Outgoings:** \$16,126

**Contact:**  
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**Location:**  
Positioned across the road from beautiful Terrigal Beach!

**Description:**  
This ground floor premises is located on Terrigal Esplanade. Opposite beautiful Terrigal beach and close to the pedestrian crossing to the beachfront.

This premises offers 140sqm of area, has high exposure to the passing foot and vehicle traffic, with a glass shop frontage of approximately 5.7 metres in length.

Suitable for many uses retail, or professional the premises offers air-conditioning, internal staff toilet, sink and store room.

This first class location in the heart of the Terrigal retail precinct will not last long, so call today to arrange an inspection.

- Great retail position
- Open plan with great outlook
- Signage & lots of exposure