

FOR LEASE

277

RUNDLE STREET

FOR LEASE

M A R A S
Group





This prominent, ground floor cafe/restaurant site comprises 202 sqm of lettable area with quality & recently refurbished features.

KEY FEATURES



OUTSTANDING FRONTAGE



OUTDOOR DINING



134 P.A.X SEATING



PROMINENT SITE

THE OPPORTUNITY

Take full advantage of this extremely rare offering, situated in the heart of Adelaide's premier fashion, dining and lifestyle precinct - Rundle Street East.

Located between Frome Street and East Terrace, Rundle Street East is an eclectic, key City boulevard that lives and breathes historic charm with modern sophistication and amenity.



• 277 • RUNDLE STREET



- **LARGE OPEN PLAN DINING AREA WITH DECORATIVE HIGH CEILINGS**
- **REFURBISHED SPACIOUS KITCHEN WITH DIRECT ACCESS TO SERVICE LANE**
- **OUTSTANDING ALFRESCO DINING FOR OVER 45PAX ON RUNDLE STREET**
- **NEAR-NEW TOILET AMENITIES (INCLUDING DISABLED ACCESS)**
- **SECURE DRY STORE AND OFFICE**
- **FEATURE BAR**
- **LARGE BASEMENT / CELLAR**

Please contact the Leasing Manager for further details or to arrange a private inspection.



Paul Sawyer
Leasing Manager

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· 277 ·
**RUNDLE
STREET**

*Open in time for the busy
Summer and Festival Season!!*

The tenancy has previously held a Restaurant Licence that included Entertainment Consent and a capacity of 134 persons.

Seeking to secure an experienced quality cafe or restaurant/bar operator to develop a fresh new experience and capitalise on this thriving precinct. This is considered to be one of Rundle Street's best hospitality sites.

A long term lease will be offered to the successful operator on terms to be negotiated.

The premises is available for immediate occupation.



The site is surrounded by a diverse mix of quality restaurants, cafes, bars and pubs including: The Stag Public House, Exeter Hotel, Africola, Chopstix, Lemongrass, Sosta Argentinian, NOLA, Charlick's Restaurant, Golden Boy, Blackwood Bistro, Orana, Mothervine, Petrichor, Epicure, The Tasting Room, East End Cellars, Eros Kafe, Belgian Beer Café, EST Pizzeria, Exchange, Nano's and many more. Several of these establishments have been highly successful, long term traders.

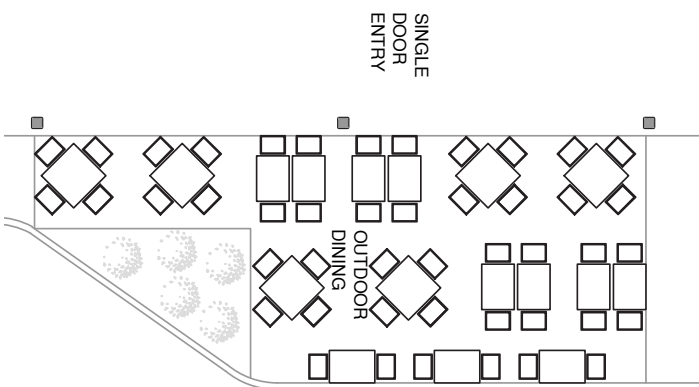
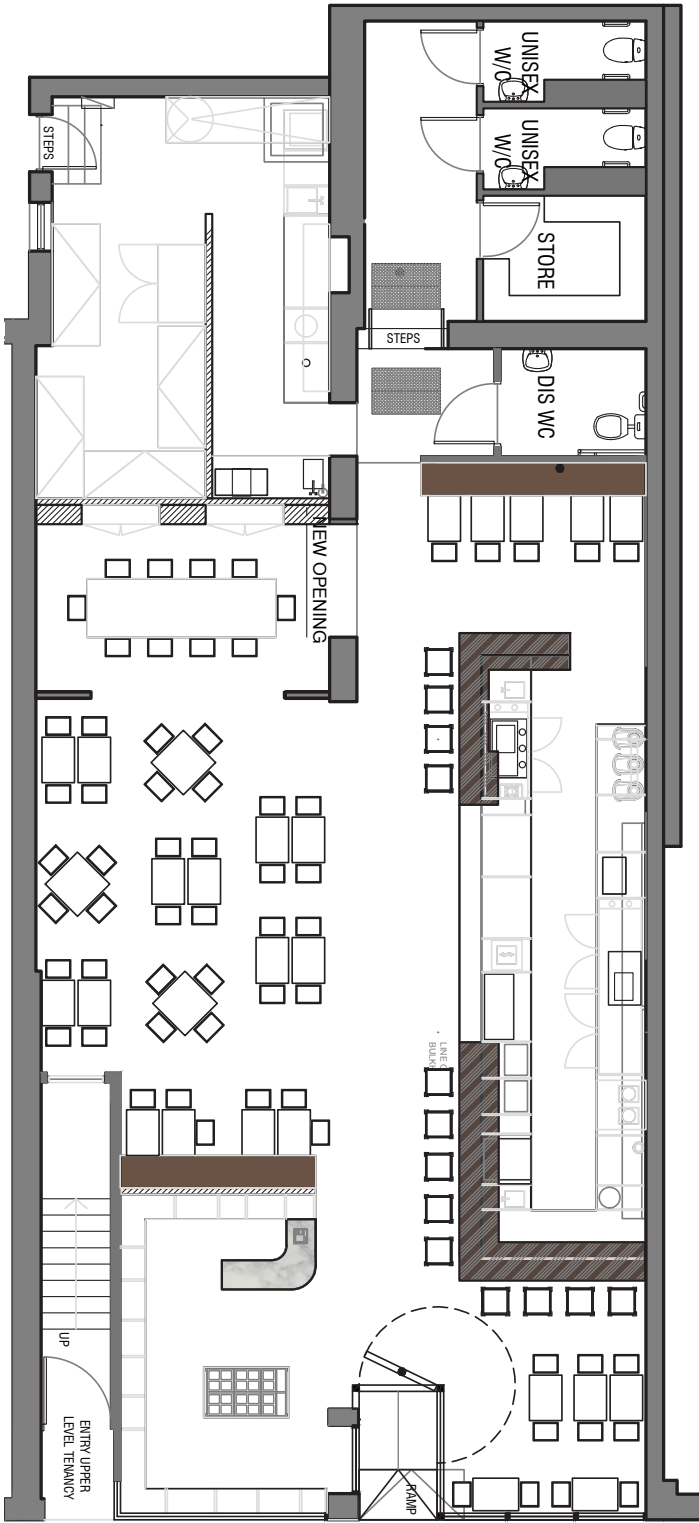
Rundle Street East also hosts some of Australia's leading designer boutique fashion brands including Zimmermann, Seafolly, Tigerlily, M.J. Bale, MIMCO, Jack London, sass & bide, Morrison, Gorman, SABA, Miss Gladys Sym Choon, Tony Bianco, Bauhaus and AJE, in addition to a host of others. It is recognised as the premier designer fashion "high street" strip of Adelaide.

There is an abundance of on-street parking to nearby East Terrace and Rundle Road, together with several nearby multi-deck carparks. The East Link Tram is also now operational, directly connecting the East End to the City Centre, the West End, and into Glenelg and Bowden.

Importantly, the East End is seeing the largest development boom in its history, with thousands of new hotel suites, apartments, and student accommodation units set to be delivered over the next few years. All this, coupled with the world leading re-development of the former Royal Adelaide Hospital site into "Lot 14" – featuring the Creation & Innovation Neighbourhood, the educational facility for Le Cordon Bleu and the eagerly awaited Indigenous Cultural Facility, provides an exceptional future for dining in Adelaide's most popular City street.

The East End is also home all year round to a number of important festivals and events, most of which are held in the adjoining East parklands of Rundle and Rymill Parks – Adelaide Fringe Club, The Garden of Unearthly Delights, Tour Down Under, Fork on the Road, WOMADelaide, Gluttony, East End Wine Down, Fat Tuesdays, Beer n Bubbles, Ebenezer Night Markets, plus many others.





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BASEMENT / CELLAR

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