



Ground /38 Inkerman Street ST KILDA

Exceptional Opportunity: CALLING ALL FOOD OPERATORS

Rare opportunity for astute experienced operator to secure this outstanding premise, currently operating as Cafe, located on ground floor of 5 storey apartment development - perfectly positioned next to uber cool Newmarket Hotel and Surrounded by many upmarket residential and commercial developments.

- Floor area: 62 sqm approx.
- Glass Bi-fold doors
- Includes grease trap, exhaust ducting, disabled bathroom & air conditioning
- Rental INCLUDES statutory outgoings & 3 secure onsite car spaces!

Available NOW!

INSPECTION BY APPOINTMENT!

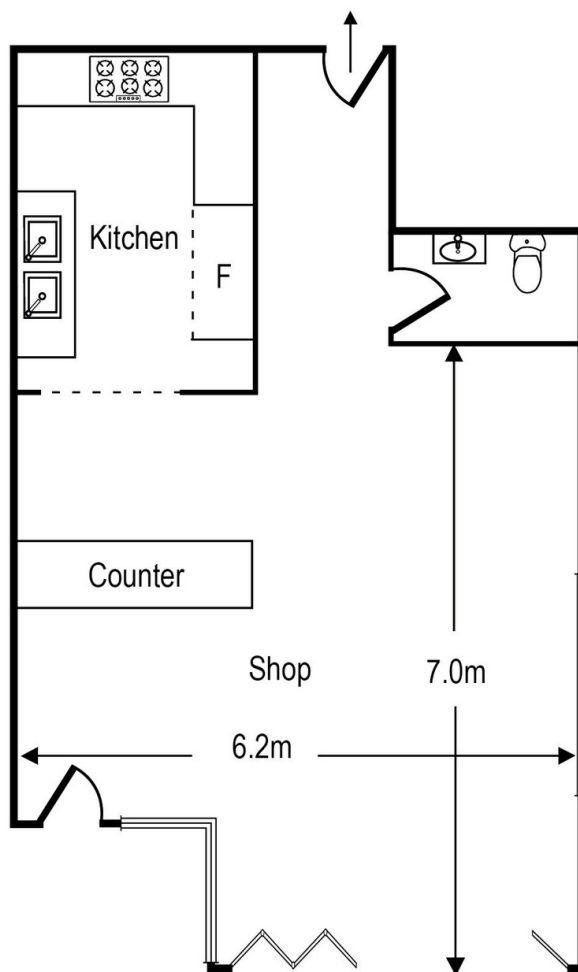
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38 Inkerman St, St Kilda



Total Area - 62 SQM Approx



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximates only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.