



## WALK IN BAR/RESTAURANT OPPORTUNITY

### Description

- READY TO GO CAFE/BAR OPPORTUNITY
- AVAILABLE FITTED OR EMPTY
- CAPTURE THE RETURN TO THE CITY

113 Hardware St in Melbourne presents to the market as a ready to go Café/Bar opportunity, being fully fitted in its current state, empty if you desire, or somewhere in the middle.

This space has bustled in the past with lines out the front, and under your skilled operation should hope to see that former glory once again.

The space is fully self contained, with bathrooms and a kitchen, as well as a front of house bar and a mezzanine seating area.

CALL TODAY TO ARRANGE YOUR INSPECTION!

**Area m<sup>2</sup>:** 153.00

**Rent PA:** CONTACT AGENT

**Outgoings:** Payable by Lessee

**Contact:** **Joshua Colosimo**  
0413 790 309  
[joshuacolosimo@allardshelton.com.au](mailto:joshuacolosimo@allardshelton.com.au)