



INFORMATION MEMORANDUM

Shop 4/1 McDonald Street
Cronulla

For Lease



1 | Executive Summary

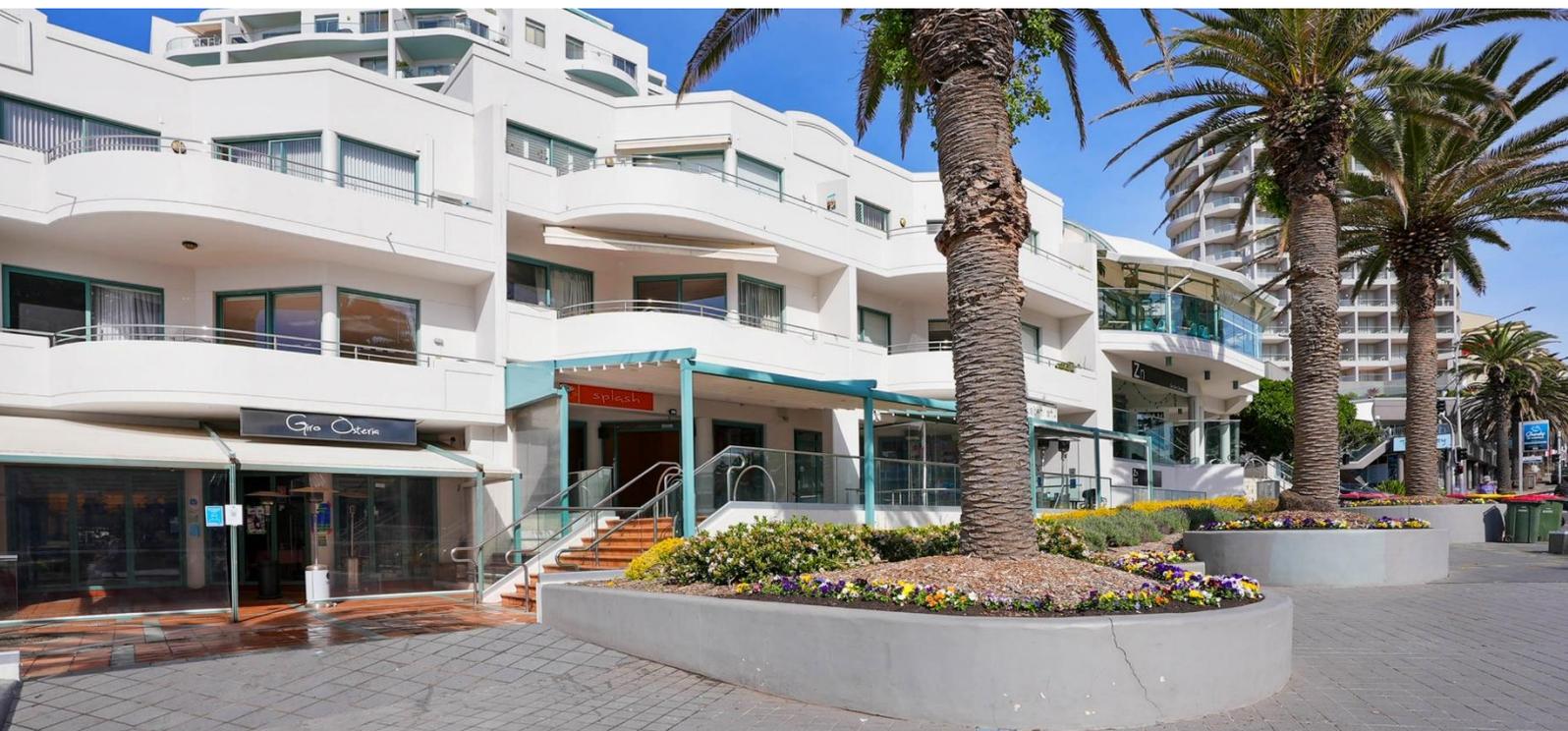
Address	Shop 4/1 McDonald Street, Cronulla	
Legal Description	Lot 4 SP50785	
Property Type	Retail	
Building Area*	Shop Area	94m ²
	Garage/Storage	54m ²
	Total:	148m²
Parking*	3 car spaces	
LGA	Sutherland Shire Council	
Zoning	B3 – Commercial Core	
Rental	\$156,000.00 pa Gross + GST	

Leasing Agents

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*Approximate



2 | The Asset

Description

Commercial Property Group is pleased to present Shop 4/1 McDonald Street, Cronulla for lease.

The opportunity exists for a quality restaurant operator to join an established precinct in arguably the most desirable location Cronulla has to offer!

Positioned opposite Rydes Hotel and Northies Cronulla, the property is surrounded by established and thriving restaurants, benefits from significant pedestrian movement and beach views. Opportunities like this are few and far between and should not be overlooked!

Features Include:

- 94m² internal area
- Exclusive use outdoor seating covered by a retractable awning
- Tiled throughout
- Bi-fold glass entry doors
- Male and female amenities
- Exhaust extraction and grease trap access available
- Existing improvements including bar area and kitchen which is supplied with stainless steel bench tops
- 54m² of lock up garage/storage

*Approximate

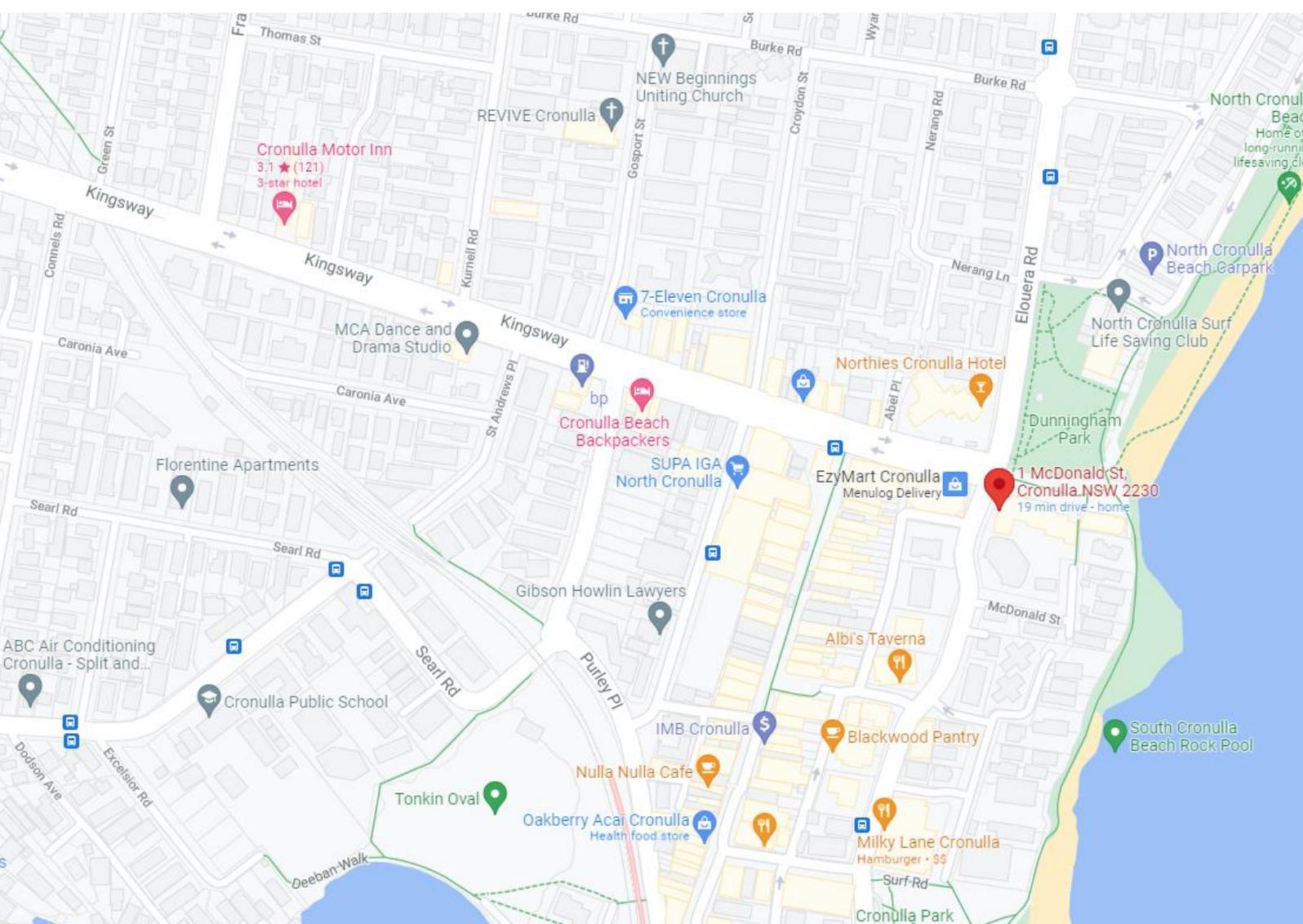


Location

Cronulla is an affluent beachside suburb of Sydney, in the state of New South Wales, Australia. Boasting numerous surf beaches and swimming spots, the suburb attracts both tourists and Greater Sydney residents. Cronulla is located 26 kilometres south of the Sydney central business district, in the local government area of the Sutherland Shire.

Cronulla is located on a peninsula framed by Botany Bay to the north, Bate Bay to the east, Port Hacking to the south, and Gunnamatta Bay to the west. The neighbouring suburb of Wooloware lies to the west of Cronulla, and Burraneer lies to the southwest. The Kurnell peninsula, the site of the first landfall on the eastern coastline made by Captain James Cook in 1770, is reached by driving northeast out of Cronulla on Captain Cook Drive.

Source: Wikipedia and Google Maps



3 | Planning Details

Zone B3 – Commercial Core under Sutherland Shire Local Environmental Plan 2015

1 Objectives of zone

- To provide a wide range of retail, business, office, entertainment, community, and other suitable land uses that serve the needs of the local and wider community.
- To encourage appropriate employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To strengthen the viability of existing commercial centres through increased economic activity, employment, and resident population.
- To create an attractive, vibrant, and safe public domain with a high standard of urban design and public amenity.
- To enhance commercial centres by encouraging incidental public domain areas that have a community focus and facilitate interaction, outdoor eating, or landscaping.
- To provide for pedestrian-friendly and safe shopping designed to cater for the needs of all ages and abilities.

2 Permitted without consent

Home occupations

3 Permitted with consent

Centre-based childcare facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Attached dwellings; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home-based child care; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Jetties; Marinas; Multi dwelling housing; Open cut mining; Pond-based aquaculture Recreation facilities (major); Resource recovery facilities; Rural industries; Rural workers' dwellings; Semi-detached dwellings; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recycling facilities; Water supply systems; Wholesale supplies

Key Planning Contacts

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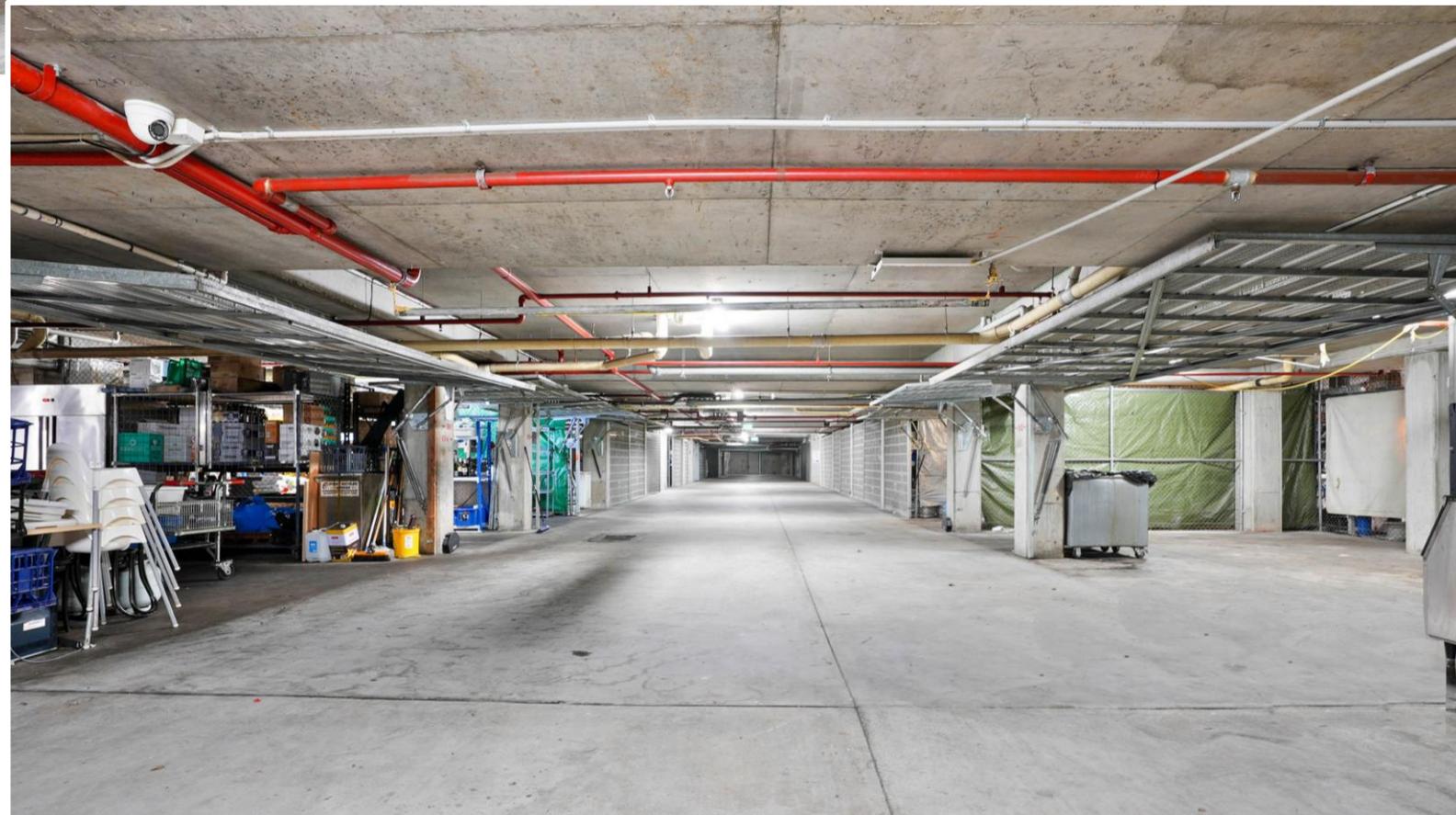
Photographs













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