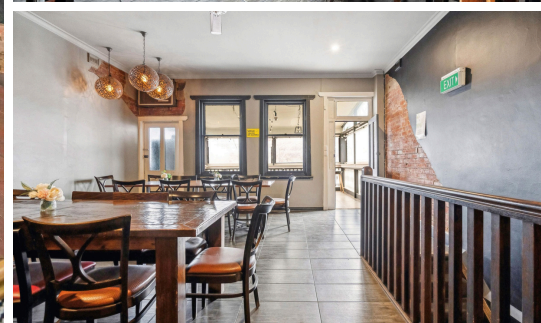
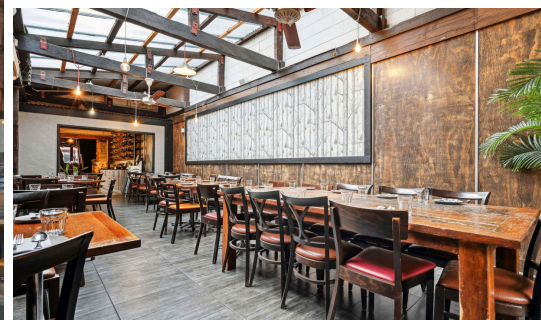


For lease.



ADELAIDE 125 Gouger Street

Huge Opportunity On Gouger - Unbeatable Exposure!

Positioned in one of Adelaide's most vibrant dining precincts, 125 Gouger Street presents a rare opportunity to establish your hospitality venture in a standout character building. Spanning across two levels, this fully equipped restaurant/bar space is ready to bring your culinary vision to life.

Key Features:

- 222 sqm* over two levels + 25 sqm* balcony
- Licensed for 110 patrons
- Council-approved outdoor dining area + large balcony
- Grease trap, cool room & canopy in place
- Freshly painted^^ with r/c air conditioning
- Rear roller door access
- Prime location in Adelaide's food & wine hub
- Solar panels installed
- Character-filled building with flexible layout

Enjoy spacious dining and bar areas upstairs, a huge balcony with café blinds, and a council-approved outdoor dining area — all perfect for creating atmosphere and attracting passing foot traffic. With a grease trap, canopy, cool room, and license for up to 110 patrons, this address is primed for success.

Contact

Peter Theo
0417 823 277
peter.theo@belleproperty.com

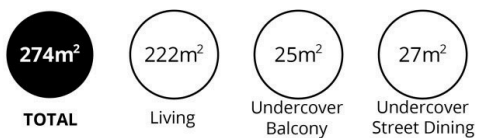
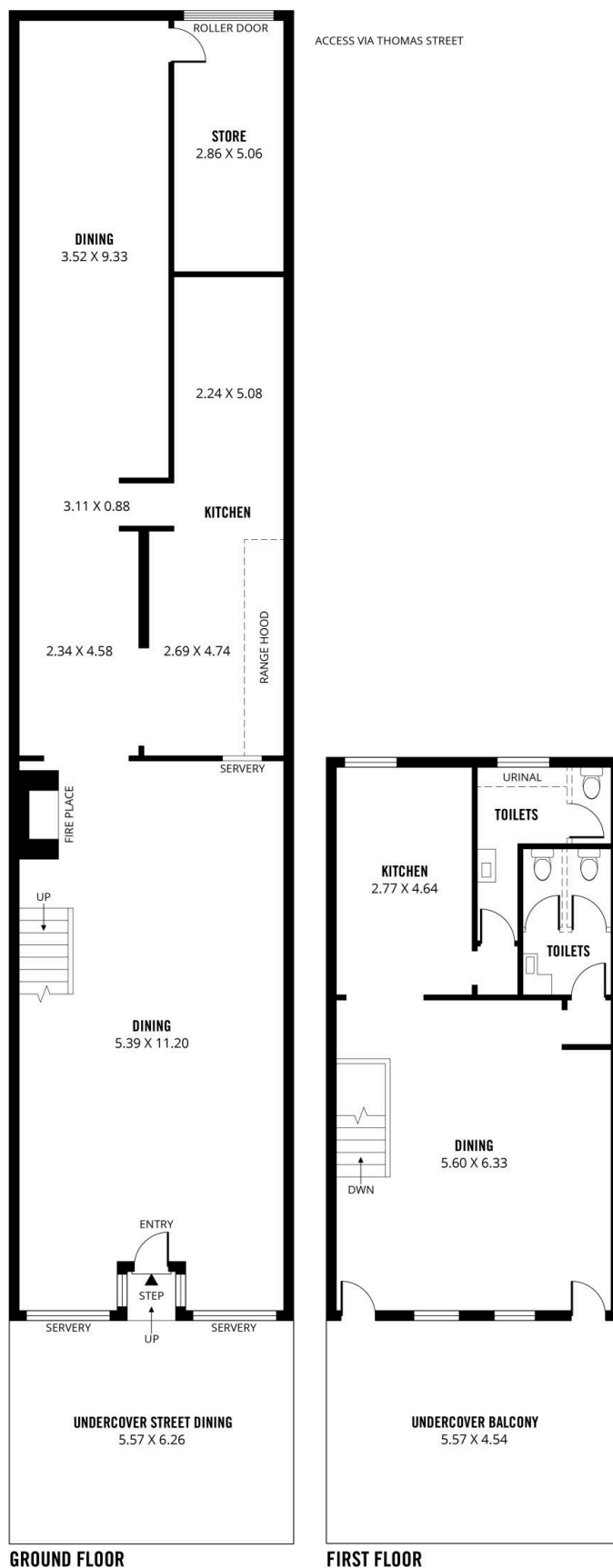
Lyndon Cocks
0438 849 650
lyndon.cocks@belleproperty.com

^^Please note, photos depict the former fitout. The tenancy is currently being refurbished to offer a refreshed, modern space.



Lease details.

Address	125 Gouger Street, Adelaide, 5000
Floor Area	222 sqm* over two levels + 25 sqm* balcony
Use	F&B / Restaurant
Indicative Lease Terms	
Rent	\$165,000
Outgoings	\$37,735.95 + GST per annum
Car Parking	None
Available	Immediate
Term	Preferred 3-5 Years
Rent Reviews	Annually by 4% and to market at renewal
Security	Bank Guarantee and Directors Guarantees
Additional Comments	<ul style="list-style-type: none">• Rear access• Solar panels• Freshly painted• R/C Airconditioning• Grease trap and canopy• Cool room• Huge balcony with cafe blinds



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**