

# For Lease

## Harrington Grove - 1 Forestgrove Dr, Harrington Park NSW 2567



### A Premium Blank Canvas in Sydney's West: Premier Restaurant/Cafe Leasing Opportunity

#### **Harrington Grove – Exclusivity, State-of-the-Art Infrastructure & No Goodwill to Pay**

Attention elite restaurateurs, experienced cafe operators, and hospitality visionaries. An architectural masterpiece is waiting for your signature concept in Harrington Grove—one of Southwest Sydney's most prestigious, affluent, and master-planned master communities.

This is not your standard commercial lease. This is a rare, premium invitation to claim exclusive hospitality rights within a high-barrier-to-entry enclave, allowing you to build your dream venue from day one without inheriting anyone else's legacy or paying a cent for goodwill.

#### **Contact:**

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#### **The Opportunity: Exclusive Rights & Immediate Scale**

Positioned as the crown jewel of the precinct, this expansive restaurant and cafe space has been designed to cater to a sophisticated, captive local demographic that hungers for premium dining experiences.

- **Exclusive Use:** Command the market with zero immediate on-site competition. You are the definitive dining and social destination for the area.
- **Fully Licensed:** Tap into high-margin revenue streams immediately. The venue includes an active liquor licence, perfectly primed for high-end wine dinners, twilight cocktail hours, or upscale weekend brunches.
- **Architectural Space:** An expansive floor plan that effortlessly accommodates heavy daytime cafe traffic and seamlessly transitions into a moody, premium evening dining destination.

#### **The Infrastructure: A Chef's Dream**

Forget the soul-crushing delays, council headaches, and astronomical costs of building a commercial kitchen from scratch. This venue is fully loaded, immaculately maintained, and ready to fire.

- ❑ **The Kitchen:** A massive, professional, state-of-the-art commercial kitchen. It features ultra-modern, up-to-date, fully equipped stations built to handle high-volume, fine-dining-caliber output with absolute precision.
- ❑ **Storage Galore:** Back-of-house operations are a dream, featuring an abundance of storage areas, cool rooms, and preparation spaces designed for maximum operational efficiency.

Contact Tim for more information or to arrange an inspection.

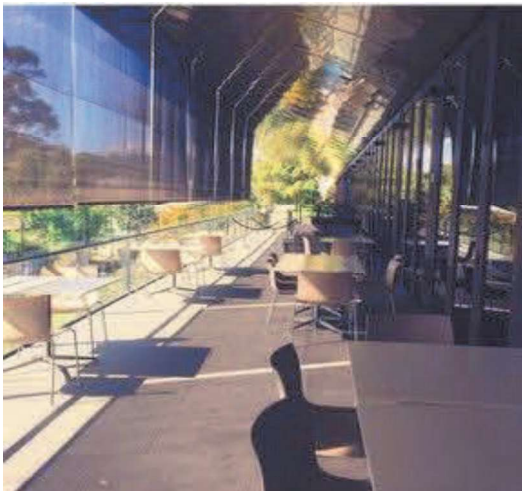


Suite 201, 110 Pacific Highway, North Sydney, NSW 2060

### The Location: Harrington Grove Prestige

Harrington Grove represents premium living in Sydney's booming outer west. Surrounded by lush eco-woodlands and stunning modern architecture, the demographic here is family-oriented, affluent, and intensely loyal to local excellence.

- **The Catchment:** You are stepping into a built-in, high-disposable-income market that actively seeks premium, local culinary experiences, saving you thousands in initial destination marketing.
- **The Destination Factor:** With beautiful surroundings and easy accessibility, the venue is perfectly positioned to become a regional hotspot for destination foodies across Greater Western Sydney.



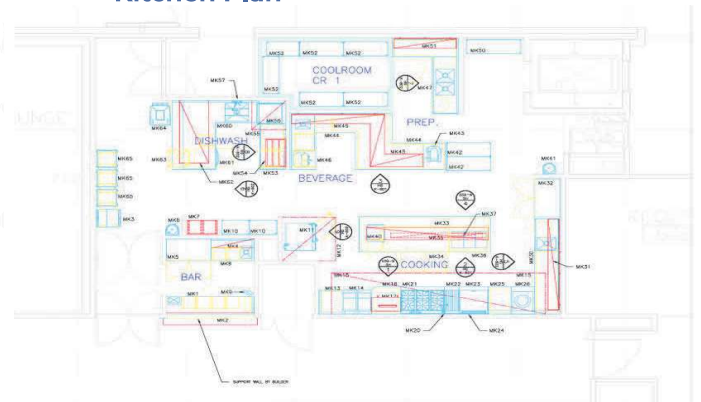
### Why Operators are Circling This Asset

**Zero Goodwill:** Why pay hundreds of thousands of dollars for someone else's brand, decor, and outdated concept? Here, every dollar of your capital goes directly into *your* vision, *your* menu, and *your* profit margins.

**Turnkey Handover:** The heavy lifting has been done. The infrastructure is world-class, the liquor licence is secured, and the keys are ready to be handed over to a professional operator capable of executing at the highest level.

Opportunities of this caliber in premium residential enclaves are practically unheard of in the current market. Step in, set the standard, and dominate the Southwest Sydney dining scene

### Kitchen Plan



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**Private inspections are strictly by appointment. Enquire today to review the information memorandum.**

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