



### FULL FITOUT AND EXTENSIVELY EQUIPPED KITCHEN

### WALK IN AND START TRADING

Turnkey opportunity - ideal for an experienced café/hospitality operator

The tenancy front High Street within a mixed-use building housing a 79 room Quest Apartment Hotel, topped by 21 private apartments. The stylish external details of the building flow seamlessly into the shared concourse that serves both the residential and commercial entries.

- 96m<sup>2</sup> tenancy
- Fully fitout
- Extensively equipped kitchen
- 2 car spaces

Multicultural Preston is a lively mix of more than 33,000\* new and long term residents just 10km north of the Melbourne CBD. Preston residents are increasingly well educated, young to middle-aged professionals.

The High Street precinct around the Preston Market is known for its community atmosphere and established shops and businesses, providing traders and residents alike with the necessary day to day amenities including major banks, supermarkets, post office and chemists, all within a short 5 minute walk from the tenancy.

\*Source: ABS (2021 Census Results)

## Pellicano

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