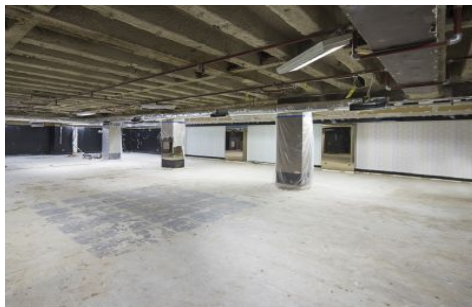


GUNNING



Level Basement/47 York Street Sydney NSW

Located in the basement of AWA Building, an eye catching Art Deco 14 storey office building. 47 York Street is centrally located to Barangaroo, new Wynyard Station, Martin Place and city retail center.

- Total PAX of 200 people approved for restaurant/bar use
- Approved Liquor License- Restaurant - Trading until 12am.
- The lessor offers the property with the required base services for the approved use; Kitchen exhaust, grease trap, gas, hot/cold water, A/C and Male/Female toilets.
- Rear access from York Lane, which can be used as an alternative access or service entrance.

With limited opportunity for new restaurant/bar in core CBD locations, this is one not to be missed.

Building Size : 300 sqm
Land Size : 300 sqm
View : <https://www.gunningre.com.au/lease/nsw/sydney-city/sydney/commercial/retail/5731199>



Daniel Gunning
02 9698 0222

47 York Street, Sydney
Lessor Works
Slab reconstruction for sub floor drainage and new greasetrap
Concrete cut and remove slab for new drainage
Excavation for new sewer pipework
Excavation for new grease trap 2000L
Re-establish concrete in accordance with the engineers detail
All cat 1 plumbing for services including hot and cold water feed and gas meter 750 MG as per kitchen and bathroom layout on pla
Sub floor drainage to basement space and connection to new greasetrap
All riser plumbing
Plumbing to wash up area
Electrical base building to be terminated at DB Board and to include 60 amps per phase 3 phase
Run circuit for extraction and plumbing pumps
Upgrade and reposition fire services, including sprinklers
Upgrade Air Conditioning and make up air (i) 2 x 7h units with 2 zones each unit (ii) make up air to balance extraction system
Upgrade extraction system to bathrooms as oer BCA
Re tile bathrooms
3000L per second mechanical extraction system with ESP and ducting to external as per approved plans