

# GUNNING



## 2/50 Bayswater Road Rushcutters Bay NSW

- 68sqm Retail Shop
- Light & bright space with sky lights at front
- Open plan layout (approx. 4.5m wide x 17m long)
- Almost 5m wide frontage

**Building Size** : 68 sqm  
**Land Size** : 68 sqm  
**View** : <https://www.gunningre.com.au/sale/nsw/eastern-suburbs/rushcutters-bay/commercial/retail/5731488>

### UPSIDE:

- Suits variety of uses (Food & Drink, Retail or Recreational Uses)
- Storage area at back with provision to add internal toilet
- estimated 6.5% net return

### LOCATION:

- Amongst Farmhouse, ACME Restaurant, Enya, new Bayswater Fine Wines and iconic Cafe' Fernandez
- Building with captive market of 19 newly refurbished units above, plus ample walk by traffic and surrounding clientele



ROAD

BAYSWATER

