

# GUNNING



## 75 Fitzroy Street Surry Hills NSW

Gunning Real Estate are pleased to offer to the market for lease this amazing opportunity to secure one of the premier corner locations in the heart of Surry Hills.

- ? 2 Level Cocktail Bar / Restaurant
- ? Included Rifleman concept / branding. Relaunch with your own twist (optional)
- ? Corner location - Marshall & Fitzroy Street
- ? Provisions for bar, kitchen and a cool room
- ? Grease trap and mechanical ventilation, provided by the Landlord (if required).
- ? Liquor licence approved.
- ? Seating : 78 over 2 levels
- ? Outdoor seating
- ? Additional balcony area
- ? Male & female amenities with disable toilet
- ? Disable access through ramp.

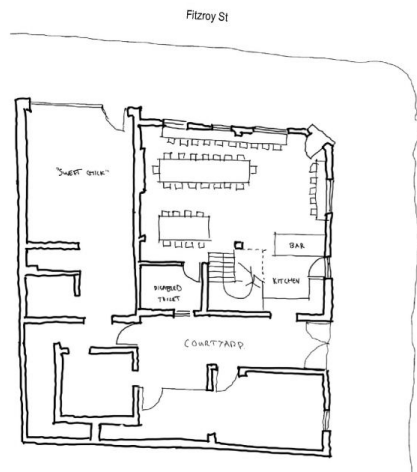
**Price** : Contact Agents  
**Building Size** : 125 sqm  
**View** : <https://www.gunningre.com.au/lease/nsw/eastern-suburbs/surry-hills/commercial/leisure/7903577>



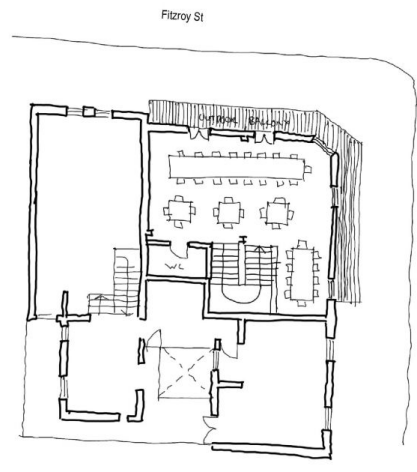
**Tushar Bakshi**  
02 9698 0222



**Daniel Gunning**  
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Ground Floor:  
39 Seats  
18+ Outdoor Seats



First Floor:  
39 Seats

**SKETCH / CONCEPT ONLY**  
11/12/2023  
Rev 00