

# GUNNING



## 178 Victoria Street Potts Point NSW

Gunning Real Estate are pleased to offer to the market for lease this licensed bar & restaurant in busy Potts Point.

### Key features:

- ? Area over 2 levels - 201sqm (Internal 193sqm & external 8sqm)
- ? Approved outdoor seating
- ? Balcony with large glass doors
- ? Commercial kitchen with grease trap and exhaust
- ? Male & female amenities
- ? Loading dock & store room
- ? Good pedestrian traffic
- ? Great exposure
- ? Set amongst well known operators as Merivale's Miss G's, Chaco Bar, Jangling Jack's and The Butler

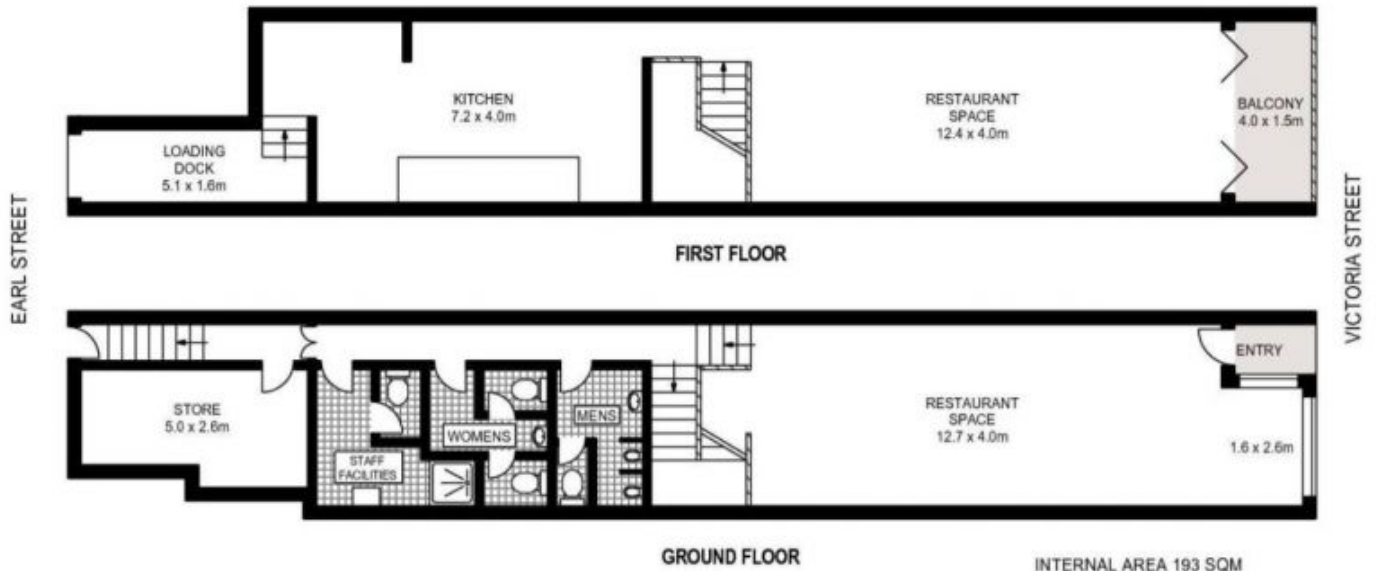
**Price** : Contact Agents  
**Building Size** : 201 sqm  
**View** : <https://www.gunningre.com.au/lease/nsw/eastern-suburbs/potts-point/commercial/leisure/8086568>



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INTERNAL AREA 193 SQM  
 EXTERNAL AREA 8 SQM  
 TOTAL AREA 201 SQM

SCALE (METRES)

PLANS SHOW ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
 Plans shown Floorplans (Structure) This floor plan is a conceptual only. It is provided for illustrative purposes only and should not be relied upon. We make no guarantee as to the correctness of this plan.  
 All interested parties should make and rely on their own enquiries in determining the accuracy of the information contained in this floor plan. 2023/03/25/2023/03/25



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Potts Point