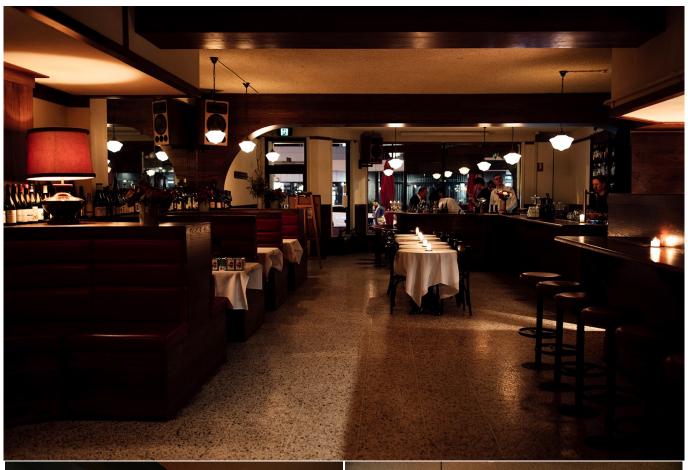


Leased

## 52-54 Lygon Street, Brunswick East VIC







## **ICONIC BRUNSWICK EAST VENUE**

A rare opportunity to secure this iconic property ready for immediate operation, from the two commercial kitchens, 24-hour liquor licence, terrazzo floors & Victorian Ash bars to the Wood-Fired Pizza Oven constructed by Samuel Fraraccio (Brick Chef), this is a true walk-in / walk-out opportunity for the astute venue operator or restauranteur. An enviable location and a rich history as a licensed venue loved by the locals.

## **Key Features:**

- > Liquor Licence: 24 hours, Cafe/Restaurant License (redline plan available upon request)
- > Patron Capacity: 100 internal, 20 external
- > Bar Seating: 22pax, Loose Tables: 24pax, Booth Seating: 68pax, Outdoor Seating: 20pax (depending on configuration)
- > Extensively refurbished: ready to go
- > Custom designed speakers and sound system
- > A homage to its past with fabulous Terrazzo tiling throughout
- > New A/C throughout
- > 3-Phase Power to both the bar and kitchen (including a recent switchboard upgrade)
- > Two kitchens both with commercial extraction
- > Walk-in cool room
- > Grease Trap
- > Ample Amenities
- > Temperature controlled wine storage room
- > Complete fitout available for purchase (full schedule available upon request)
- > Ground Floor: 310m<sup>2\*</sup>
- > First Floor: 265m<sup>2\*</sup> (with approved sub-lease for office)
- > AVAILABLE March 2025

Don't miss out on this iconic venue in the heart of Brunswick East. Contact exclusive agents MIGLIC DEAN today for more information or to arrange a viewing

Contract type	Lease
Property Type	Hotel/Leisure, Commercial
Price	LEASED
Katherine Dean Owner Principal	0437 254 462