



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 restaurateur. 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

<b>Contract type</b>	Lease
<b>Property Type</b>	Hotel/Leisure, Commercial
<b>Price</b>	LEASED
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