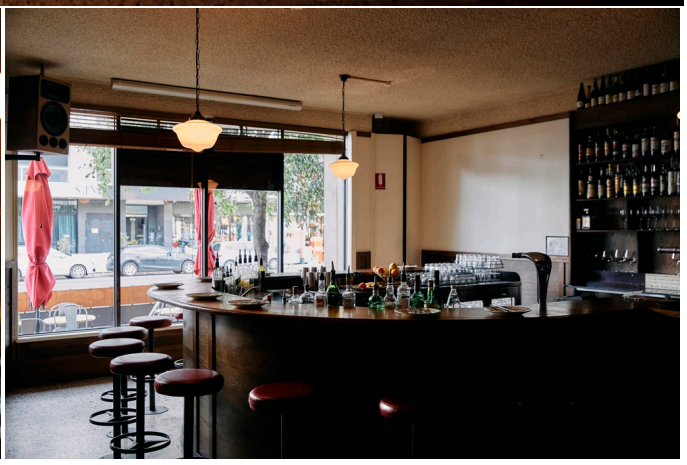
MIGLIC DEAN

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: 310m²*
> First Floor: 265m²* (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