



## For Sale

Location: **Sydney**  
Asking: **\$199,000**  
Type: **Hospitality-Restaurants**

### Restaurant for Sale Prime Parramatta Location | \$199,000

Outstanding opportunity to secure an established restaurant on busy Phillip Street, Parramatta, positioned in one of Sydney's fastest-growing dining hubs with strong foot traffic and a vibrant local dining scene.

#### Key Features

- \* Fully equipped commercial kitchen (no cool room)
- \* Liquor license on premises
- \* Seating for 60 indoors + 15 outdoors (total 75)
- \* Approx. 142 m<sup>2</sup> + secured rear storage + 1 dedicated car space
- \* Lease to September 2029
- \* Weekly rent: \$8,000 incl. GST & outgoings (5% annual increase)
- \* Currently operating as an Indian/Nepalese restaurant suitable for any cuisine
- \* Perfect for owner-operator or investors

#### Business Opportunity

- \* Potential to introduce breakfast trade
- \* Expand takeaway, delivery and catering services
- \* High-exposure Phillip Street location close to transport, offices and residential developments

### Contact:

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