



### 17-17A Hickson Road Dawes Point NSW

Trophy harbourfront position in one of Sydney's most prestigious private residential, retail and lifestyle precincts.

Exceptional wide frontage retail within an exclusive waterfront promenade.

New 5 year lease + 5 year option (lease to July 2027 option to 2032)

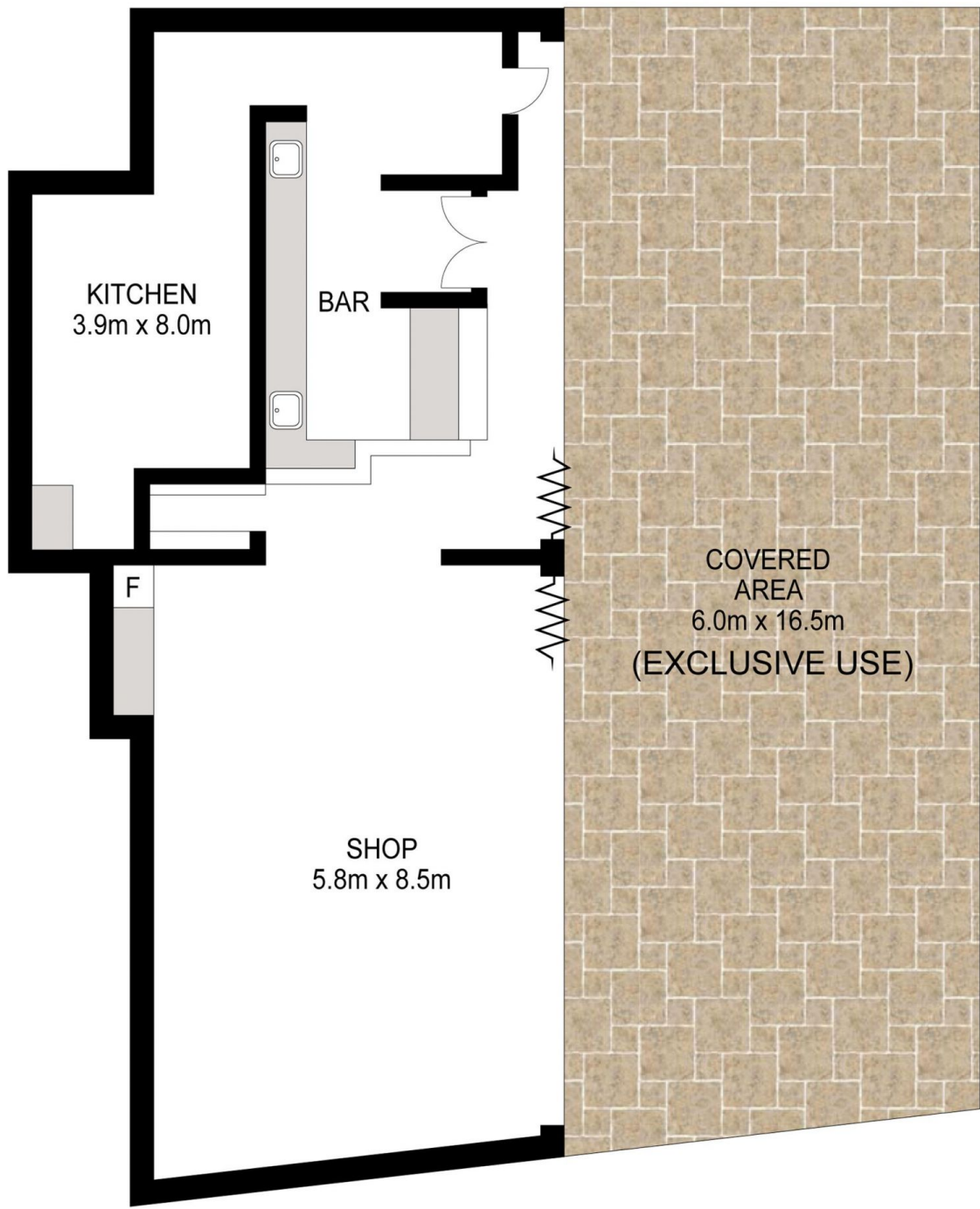
Attractive 5% fixed increase per annum  
 Net income \$187,188 pa (GST inclusive)  
 Tenant pays 100% outgoings as per lease

Enormous 16 metre wide frontage with north aspect  
 - patrons sitting outside in the winter sun is most delightful  
 116sqm net space + 100sqm of exclusive seating area  
 Stunning views to the harbour and boat marina  
 Valuable liquor licence

**Building Size** : 180 sqm  
**View** : <https://www.srmetro.com.au/sale/nsw/sydney-city/dawes-point/commercial/retail/7241775>



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

# Shop 2/17 Hickson Road, Walsh Bay