

# GUNNING



## 118 Victoria Road Rozelle NSW

Gunning Real Estate is pleased to bring 118 Victoria Road, Rozelle to the market for lease. This outstanding opportunity features the original 1930's bar and feature art deco ceilings.

**Building Size** : 273 sqm  
**Land Size** : 868 sqm  
**View** : <https://www.gunningre.com.au/lease/inner-west/rozelle/commercial/leisure/5731248>

Some of the property's attributes include:

- D.A approval for 186 patrons
- Trading hours cafe - 7am - 6pm, 7 days per week
- Trading hours bar - 12pm - 12am Sunday to Wednesday and 2am, Thursday to Saturday
- Basement car park for 2 Vehicles and possibility for after hours valet for up to 24 vehicles
- Premium Inner west location, 3km to the CBD and within 150 metres off Darling Street retail
- Highest location in the inner-west
- Major bus stop directly out the front