



## Roebuck Street

### Property Highlights:

- High traffic area
- Very visible
- Central location



N/A



N/A



N/A

### Gross Land Area:

1547 sq. ft.

### Net Land Area:

N/A

### Floor Area:

N/A

Property ID: 1677D

List Price: US\$ 375,000

## Description

This three storey building sits on the corner of Roebuck Street and Church Street and offers great visibility to patrons exiting Bridgetown on Roebuck Street or those passing the Central Bank which is about 100 meters away. The property sits across the road from an open public park area which could offer convenient overflow for patrons purchasing food items for example if a restaurant or fast food business were located there.

The property is currently fully tenanted with a bicycle and key cutting store occupying the ground floor and a night club (which has recently been renovated and upgraded) occupying the upper two floors.

The configuration of the floors is as follows:

- Bicycle/Key shop (ground floor)
- Front store with enclosed serving area secured for key cutting
- Passage with store room
- Toilets
- Nightclub
- First floor - Main entertainment area through to - Kitchen
- Second floor - Office, small store area, bathroom

NB: The main bathrooms for the nightclub are located on the ground floor via an open staircase

**SALE PRICE: BDS\$650,000 / US\$325,000**

