



Modern fitout . . . the restaurant tenancy at the Focus tower

Eatery has great view out of Focus

A LARGE restaurant within Surfers Paradise's iconic Focus tower is available for lease after renovation and fitout.

The near-600sqm tenancy, on the ground level of the circular building, offers beach views and is located on the Indy circuit.

It comprises 344sqm of internal space and 252sqm of licensed alfresco space which has weather protection.

The owners operated the Focus on Paradise Restaurant Cafe and Bar from the space, but have decided to make a change of lifestyle.

They carried out a refurbishment last year and now are offering the restaurant for lease fully fitted out.

Leasing agent Kym Thrift, of Bayliss & Samra Commercial Realtors,

said the tenancy had seating capacity for between 350 and 400 patrons.

"Due to the size of the restaurant, it holds the ability to incorporate a cafe ideal for daytime patrons while the main restaurant is suitable for evenings and for functions," she said.

"And being right on the Indy track is certainly an added benefit."

Miss Thrift, who is handling the campaign with associate Steven Black, said the landlords were looking for a lease of five years or longer.

"A leasing opportunity of this size and position is a rarity in Surfers Paradise," she said.

"And, although there is much planned redevelopment and a few projects under way in the area, operators who want to be established quickly have limited choices."

A sizeable chunk of commercial space has been taken out of the Surfers Paradise precinct with the demolition of Raptis Plaza and Dolphin Arcade, which have made way for the Soul and Hilton hotel projects respectively.

Miss Thrift said the leasing rate and the sale or lease of the extensive fitout at the Focus property were negotiable.

What a view . . . the circular building is across from the beach at Surfers Paradise

