

65 CHURCH ST, MORWELL  
**LATROBE VALLEY  
GOVHUB**

## CAFÉ OPERATOR OPPORTUNITY



**DREAMING OF RUNNING YOUR OWN CAFÉ? LOVE LIVING AND WORKING IN MORWELL?**



**LATROBE VALLEY  
GOVHUB, CURRENTLY  
UNDER CONSTRUCTION**



**HIGH-PROFILE,  
GROUND-FLOOR  
LOCATION**



**AVAILABLE FOR  
OCCUPANCY FROM  
JANUARY 2021**



### THE BUILDING

Houses 300+ people  
Vic Gov signed 15 year lease  
plus 2 x 5 year options



### FITOUT

Concept design  
and floor plan available  
upon request



### FLOORPLATE

90 sqm total NLA with  
space allocations for:

- Galley kitchen
- Coffee machine/servery
- Point-of-sale/display counter
- Indoor/outdoor seating for 40+ patrons
- Back-of-house washing-up room



### HOURS OF OPERATION

Monday to Friday  
plus opportunity for  
weekend trade



### LEASE TERMS

Attractive lease terms  
available – enquire within

### LEASING ENQUIRIES

To discuss this exciting café operator opportunity, or to receive additional information, please contact Adam Bronts on 03 8639 9100, or via email [latrobegovhub@castlerockproperty.com.au](mailto:latrobegovhub@castlerockproperty.com.au).