



## 3 Tudor Street NEWCASTLE WEST

### UNIQUE OFFERING

#### Location

#### Description

- Zoned B4 - Mixed Use
- Amenities on ground floor
- Formerly a church

Unique offering of two-storey building, formerly a church but underwent significant refurbishment into commercial usage.

Each level has a net lettable area of approximately 400m<sup>2</sup>. Upstairs comprises a dozen offices of various sizes whilst the ground floor is primarily open plan in the front half with offices, storerooms and amenities in the rear section.

Providing for several car parking spaces along the right hand side. Would suit developers, owner/occupiers or various tenants. There is also potential to increase existing floor area with additional mezzanine area.

#### PREMISES:

**AREA m<sup>2</sup>:** 800  
**RENT PA:** \$136,000 + GST  
**PRICE:** \$1,850,000  
**PARKING:** 10

#### OUTGOINGS:

**COMMENTS:** Inspection by appointment.  
Area approximate.

#### CONTACT:

**David Rogers**  
T 0425 267 111  
E [dr@dowlingcommercial.com.au](mailto:dr@dowlingcommercial.com.au)