



## 80 Beaumont Street HAMILTON

### SUITABLE FOR CAFE, TAKEAWAY, BAR OR MINI SUPERMARKET

#### Location

Situated in heart of Beaumont Street, close to Aus Post & IGA.

#### Description

- New awning & facade
- New air-conditioning
- Lease incentives negotiable

Large refurbished shop comprising facilities for grease trap, ventilation and new amenities

Additional space of either 40m2 (approx) or 100m2 (approx) also available (subject to usage and council approval).

#### PREMISES:

<b>AREA m<sup>2</sup>:</b>	200
<b>RENT PA:</b>	\$60,000 PA net + GST
<b>NET/GROSS:</b>	Net
<b>PARKING:</b>	0
<b>OUTGOINGS:</b>	\$18,000

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

#### CONTACT:

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