



## 80 Beaumont Street HAMILTON

**RETAIL IN THE HEART OF HAMILTON - AVAILABLE NOW!**

### Location

The subject premises are prominently situated on Hamilton's bustling retail strip within walking distance to frequent public transport services including Hamilton Station, Australia Post, IGA and Commonwealth Bank Australia. Located approximately 3.5km from Newcastle CBD.

### Description

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

Large refurbished retail space comprising facilities for grease trap, ventilation and new amenities.

This property is suitable for use as a cafe, takeaway shop, boutique bar, mini supermarket, florist or boutique clothing store.

Additional space of either 40m<sup>2</sup> (approx) or 100m<sup>2</sup> (approx) is available (subject to usage and council approval).

Incentives available depending on lease term.

### PREMISES:

**AREA m<sup>2</sup>:** 200  
**RENT PA:** \$70,000 net per annum plus GST

**NET/GROSS:** Net

**OUTGOINGS:** \$18,000

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

### CONTACT:

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