



## 48 Beaumont Street HAMILTON

**FIRST TIME VACANT IN 30 YEARS!**

### Location

### Description

- Beaumont Street frontage
- Open-plan layout
- Amenities

Small retail space in the heart of Beaumont Street, comprising open-plan layout and aluminium framed glass shop front.

In close proximity to Banks, Australia Post, cafes, restaurant and public transport.

Tenant to pay 65% of increase to outgoings over base year.

### PREMISES:

**AREA m<sup>2</sup>:** 77  
**RENT PA:** \$35,000 PA gross + GST  
**NET/GROSS:** Gross  
**PARKING:** 0

### OUTGOINGS:

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

### CONTACT:

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