



## 48 Beaumont Street HAMILTON

**FIRST TIME VACANT IN 30 YEARS!**

### Location

Busy Beaumont Street location.

### Description

- Beaumont Street frontage
- Open plan layout
- Rear lane access

Small retail space in the heart of Beaumont Street, comprising open-plan lay out 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

### OUTGOINGS:

**COMMENTS:** Inspection by appointment.

Area and outgoings approximate.

### CONTACT:

**Beau Russell**

T 0425 267 115

E [br@dowlingcommercial.com.au](mailto:br@dowlingcommercial.com.au)

[www.dowlingcommercial.com.au](http://www.dowlingcommercial.com.au)

P (02) 4969 8000 | F (02) 4969 8999 | E [admin@dowlingcommercial.com.au](mailto:admin@dowlingcommercial.com.au) | A Shop 1/86-88 Tudor Street, Hamilton NSW 2303

IMPORTANT: The Information contained within this listing has been obtained from sources believed reliable. Notwithstanding, Dowling Commercial has not verified the information contained herein and makes no guarantee, warranty or representation (express or implied) about the information contained herein. Subject to any unexcludable legislative provisions and to the full extent permitted by law Dowling Commercial accepts no responsibility or liability (including in negligence) for the information contained herein. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. For terms of our Privacy policy please refer to the following website [www.dowlingcommercial.com.au](http://www.dowlingcommercial.com.au)