



## **3 Tudor Street NEWCASTLE WEST**

### **UNIQUE RETAIL SPACE**

#### **Location**

#### **Description**

- Shared front entrance
- Shared amenities
- Fire compliant building

Unique retail space with original cathedral flooring offering primarily an open plan area and suitable for a vast range of retail uses.

Comprising two separate offices/storerooms, storage cupboards and amenities in the rear section with a bar area at the front.

There is also an external courtyard and three separate loading dock entrances Front entrance, from the street, is shared by the ground floor and first floor tenants

<b>PREMISES:</b>	Ground
<b>AREA m<sup>2</sup>:</b>	400
<b>RENT PA:</b>	\$68,000 + GST
<b>NET/GROSS:</b>	Net
<b>PARKING:</b>	10
<b>OUTGOINGS:</b>	\$20,000
<b>COMMENTS:</b>	Inspection by appointment. Area approximate.

#### **CONTACT:**

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