



## 139 Beaumont Street HAMILTON

### VERSATILE SPACE

#### Location

Thriving Beaumont Street, close to cafes, chemists and banks.

#### Description

- Clean crisp shell
- 4.5m frontage to Beaumont Street
- Amenities and kitchenette

Rare opportunity to secure a small but versatile retail space in thriving sought after location.

With a 4.5m frontage to Beaumont Street and situated close to cafes, and banks.

<b>PREMISES:</b>	Shop 3
<b>AREA m<sup>2</sup>:</b>	55
<b>RENT PA:</b>	Contact Agent
<b>NET/GROSS:</b>	Net
<b>PARKING:</b>	0
<b>OUTGOINGS:</b>	\$6,300
<b>COMMENTS:</b>	Inspection by appointment. Area and outgoings estimated.

#### CONTACT:

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