



## 12 Moate Street GEORGETOWN

### BLANK CANVAS

#### Location

Georgetown is a small, central suburb of Newcastle City.

#### Description

- Newly renovated
- Cleared for fit-out
- On-site parking

This property presents as a renovated shell. Perfectly located for signage and exposure to oncoming Broadmeadow Road.

The property has amenities and kitchenette. Rear lane access allows for a multitude of on-site parking.

Improvements include:-

- New ceiling
- Stripped and repaired walls and floor
- Soon to be replaced shopfront and awning

#### PREMISES:

**AREA m<sup>2</sup>:** 81  
**RENT PA:** \$22,000 PA net + GST  
**NET/GROSS:** Net  
**PARKING:** 8  
**OUTGOINGS:** \$9,000

**COMMENTS:** Inspection by appointment.  
Areas and outgoings are approximate.

#### CONTACT:

**Beau Russell**  
T 0425 267 115  
E 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)