



## 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 Georgetown 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:

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