



## 108 Tudor Street HAMILTON

### CAFE, RETAIL OR OFFICE

#### Location

Busy Tudor Street leading to Newcastle's CBD.

#### Description

- Excellent exposure
- Corner location
- Lock up garage

This ground floor, corner location would suit any business looking for great exposure.

The current fit-out includes a grease trap, commercial range-hood, benches & shelving.

There are several pieces of kitchen equipment as well as seating, crockery and cutlery that can also be made available, subject to usage and negotiation.

Lease includes off street garage parking for one.

<b>PREMISES:</b>	Shop 2
<b>AREA m<sup>2</sup>:</b>	62
<b>RENT PA:</b>	\$35,000 PA net + GST
<b>NET/GROSS:</b>	Net
<b>PARKING:</b>	1
<b>OUTGOINGS:</b>	\$6,100
<b>COMMENTS:</b>	Inspection by appointment. Area and outgoings approximate.

#### CONTACT:

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