



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 retail space benefits from its corner location and fantastic exposure.

Including existing fitout comprising commercial kitchen, grease trap, industrial exhaust fan, freezer, 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.

Internal, shared amenities and storage with off street garage parking for one.

This is a great opportunity for cafe/ restaurant operators eager to expand and/ or upgrade from their existing premises.

PREMISES:	Shop 2
AREA m²:	62
RENT PA:	\$33,500 PA net + GST
NET/GROSS:	Net
OUTGOINGS:	\$6,100
COMMENTS:	Inspection by appointment. Area and outgoings approximate.

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