



80 Beaumont Street, Hamilton NSW 2303

## SUITABLE FOR CAFE, TAKEAWAY, BAR OR MINI SUPERMARKET

- \* Refurbished shop situated in the heart of Beaumont Street
- \* Including new shop front, awning and facade, new air-conditioning and facilities for grease trap, ventilation and new amenities
- \* Net lettable area of 200m<sup>2</sup> (approx)
- \* Additional space of either 40m<sup>2</sup> (approx) or 100m<sup>2</sup> (approx) also available (subject to usage and council approval)
- \* Owner willing to offer incentives

Asking Rental - \$60,000 per annum (plus outgoings & GST)

Retail  
FOR LEASE  
\$ 60000

**DOWLING**  
COMMERCIAL

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