



(shop 1)/79-81 Beaumont Street, Hamilton NSW 2303

## Central Beaumont Street Location with Main Street Frontage!

Building Area: 125m<sup>2</sup> (Approx)

All uses will be considered in this opportunity to showcase your business with direct main street exposure to Beaumont Streets multitude of daily passing foot and vehicular traffic. The premise has been stripped of its fittings and is a clean slate ready for the right occupant to make it their own.

Reap the benefits of this space with:

- Excellent location in Beaumont Street
- Large main street frontage
- Rear car-parking and on-street parking at your door
- Access to grease trap
- Internal amenities
- Glass and aluminium entrance
- Massive signage opportunity
- Generous amount of foot traffic daily

Longstanding as the TAB building, this is a well regarded position in the ever popular Hamilton.

Offices

FOR LEASE

\$60,000pa + OGs + GST

125sqm