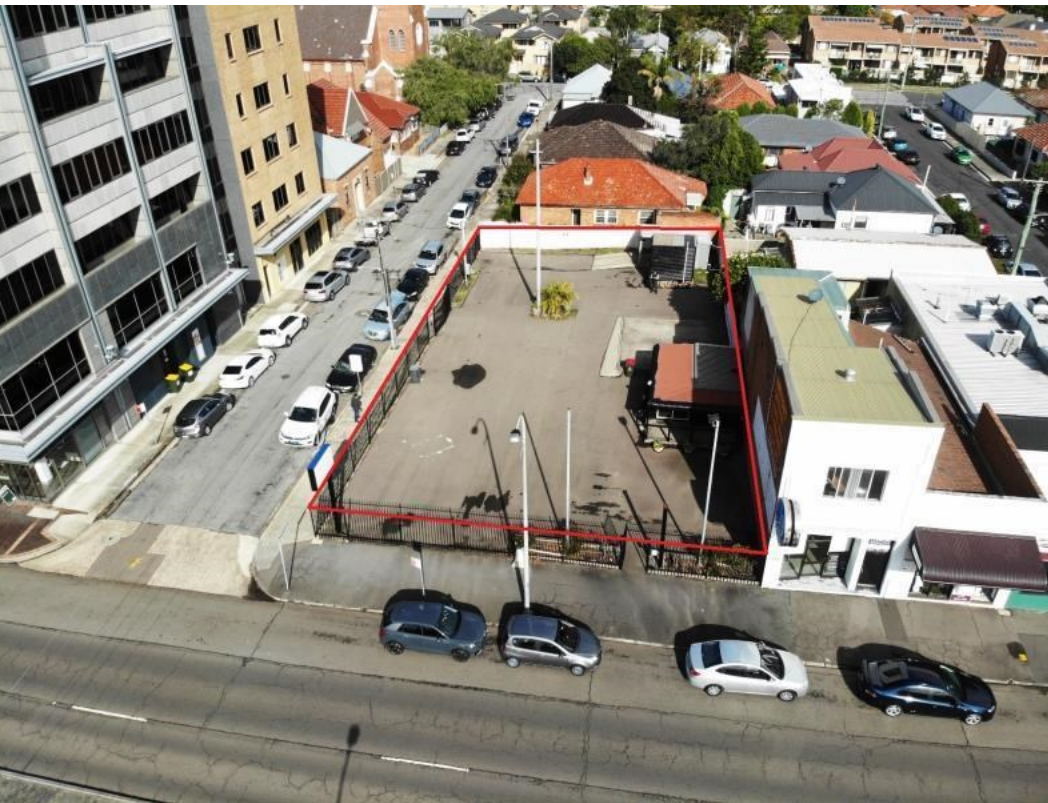


# FOR LEASE



## 107 Tudor Street, HAMILTON

### High Exposure Sales Yard

#### Description

High exposure corner site on a major arterial road and intersection. Located near Beaumont Street, Hamilton and only 5 minutes to Newcastle CBD.

Existing approval for use as a car sales / hire yard . The property includes a wash bay area, together with a site office and amenities.

The yard is fully fenced and secure with a sealed surface.

Pedestrian access off Tudor Street frontage with dual driveway off Williams Street.

Potential uses include car sales , hire site , garden display centre , car wash facility and associated food premises.

#### Location

Located in one of Newcastle's most popular fringe suburbs.

With excellent exposure, the property fronts Tudor Street, a major arterial road leading to Newcastle CBD only minutes away.

**Area m<sup>2</sup>:** 770

**Rent \$/m<sup>2</sup>:** \$97

**Rent pa:** \$75,000 per annum plus GST

**Net/Gross:** Net

**Parking:** 0

**Outgoings:**

**Contact:**



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Fourwalls Commercial is a Commercial Property Agency specialising in the sale, lease and management of Commercial, Retail and Industrial property. Based in Newcastle NEWCASTLE NSW, Fourwalls Commercial provides specialist advice in all aspects of commercial property to a wide range of clients from individual property owners and investors, to larger corporate and institutional owners