



184a Vincent Street, Cessnock

## Centrally Located Multi-Use Space in Cessnock CBD

This centrally located office/retail/multi use space in Cessnock's CBD offers an exceptional opportunity to expand your business growth, with ample foot traffic going past every day.

With approximately 70sqm gross lettable floor space (approx. 20m x 3.5m).

184a Vincent Street, Cessnock features one large office area, a kitchenette and bathroom at the rear of the building which leads on to a grassed outdoor area, and an abundance of public car parks nearby.

This premises will suit multiple uses such as &ndash;

- Office
- Retail space
- Convenience store

Starting rent of \$23,940 + gst and a 40% share of outgoings. Flexible terms and conditions available to approved customers. T&C's apply.

Tenant Outgoings Include:

- Council Rates \$1,760.00 approx pa

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

### FOR LEASE

Rent from \$21,840pa plus gst and outgoings\*

### BUILDING AREA

70sqm

### AGENTS

Bryce Gibson  
0422 227 668  
bryce.gibson@ljhooker.com.au

### AGENCY

LJ Hooker Cessnock  
(02) 4050 6000



- Water Rates \$480.00 approx pa
- Building Insurance \$880.00 approx pa
  
- \*Please note the above outgoings is the approx. fee as of the 40% share NOT the full fee of the rates.

For more information and to arrange your inspection of this property please contact Bryce Gibson today 0422 227 668, or the office on 02 4050 6000.



## MORE DETAILS

Property ID	1HZJF5N
Property Type	Offices Retail Showrooms/Bulky Goods
Building Area	70 m2
Outgoings	\$3,120.00

### **Bryce Gibson 0422 227 668**

Sales Agent | Auctioneer | Valuer | Business Owner |  
bryce.gibson@ljhooker.com.au

### **LJ Hooker Cessnock (02) 4050 6000**

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