



For Lease

Location: **68 Dudley Street
Hutt Central
Wellington**

Lease: **POA**

Type: **Retail-Lease**

Area (m²): **138.00**

Retail - Retail Sweet Spot on a Busy Corner

The shop on Dudley Street side of 9 Margaret St is coming vacant on 6th August 2024. It currently operates as TheHub5010 Gym.

This space would suit retail shop or office and is self contained with kitchen and separate toilet facilities.

The option for potential tenant to use the main building facilities or be separate form shared expense.

In general terms the lease is:

Tenancy Details:

- * 138sqm
- * separate toilet and separate kitchen.
- * frontage on Dudley Street.
- * an access door from back stairs as well as garage door opening to carpark.
- * storage area at the rear of the shop.
- * front door has sliding security screen for extra security.
- * security alarm and covered by exterior security camera system.
- * air conditioning by ceiling cassette.

Lease Details:

- * An off street carpark is included.
- * 3+ year lease with Rights of Renewal.

Expenses:

- * Outgoings include charges power, water, telecommunications, rubbish collection, other utility services eg.
- * Contribution by apportionment for cleaning and provisioning of bathrooms on ground floor.

View now.

For more information or to arrange an inspection contact Alastair Gustafson on 027 223 6013 or email al@agre.co.nz

A member of the specialist Hutt Valley team.

Contact:

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