





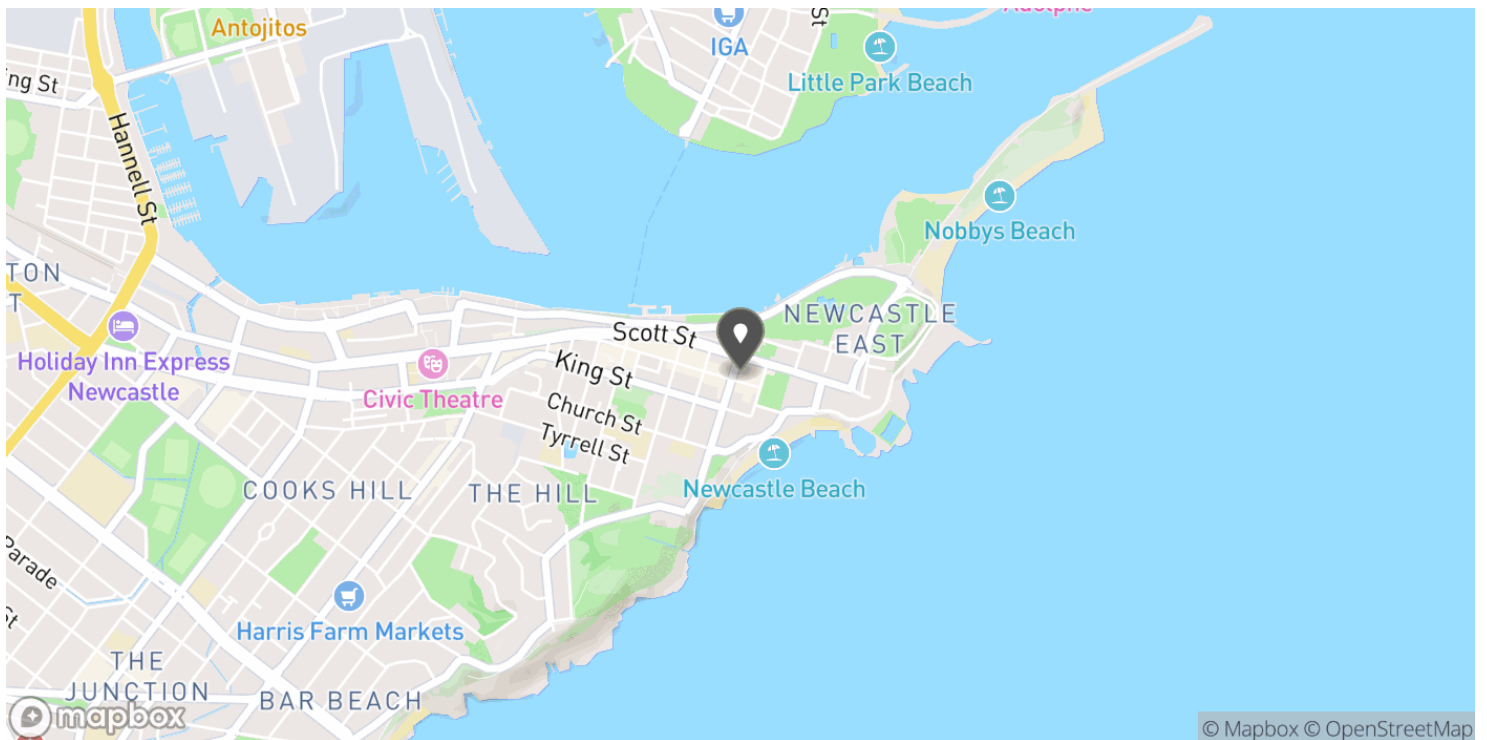
Shop 1/ 15 Watt Street, Newcastle

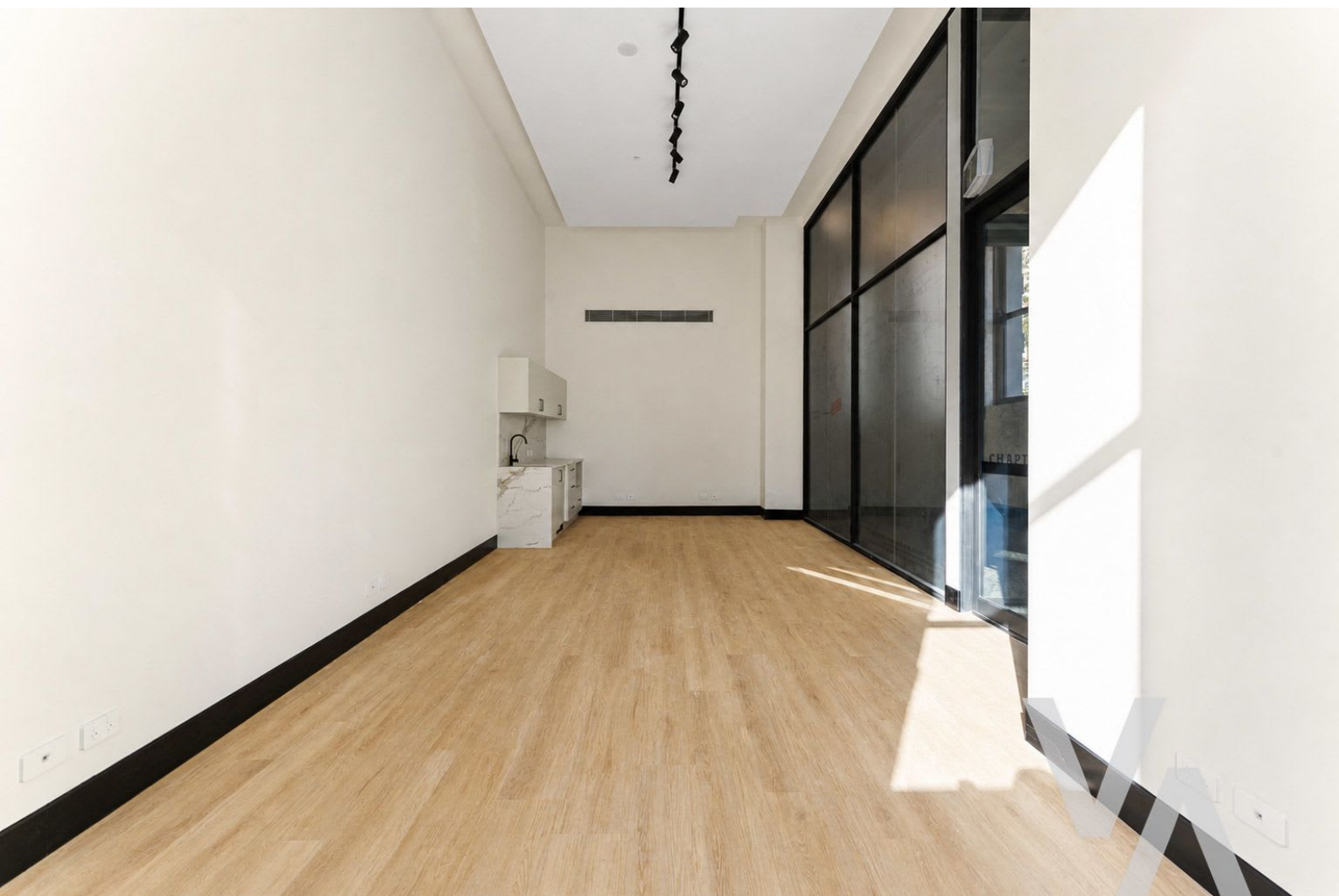
Position your business within the recently developed Chapter building, an architectural heritage development situated on a prominent corner in Newcastle East.

LEGAL DESCRIPTION	Lot 1 SP109847
LOCAL GOVERNMENT AREA	Newcastle City Council
ZONING	MU1: Mixed Use
BUILDING AREA	33 sqm
CAR SPACE	(1) secure car park
OUTGOINGS	Per outgoing breakdown
LEASE PRICE	\$550 + OG's + GST per week



LOCATION



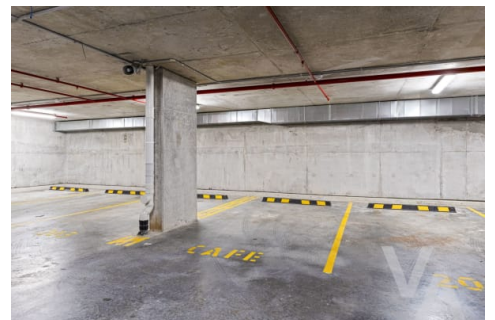
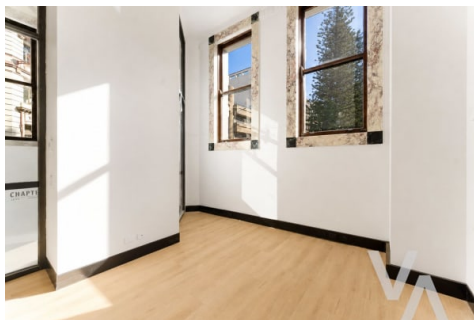
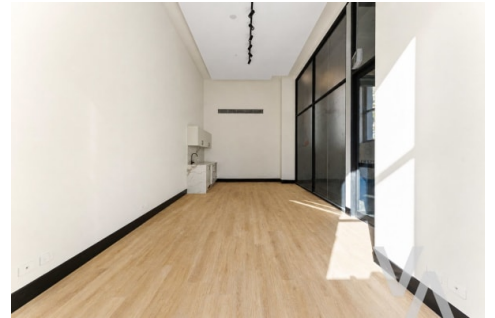


THE PROPERTY

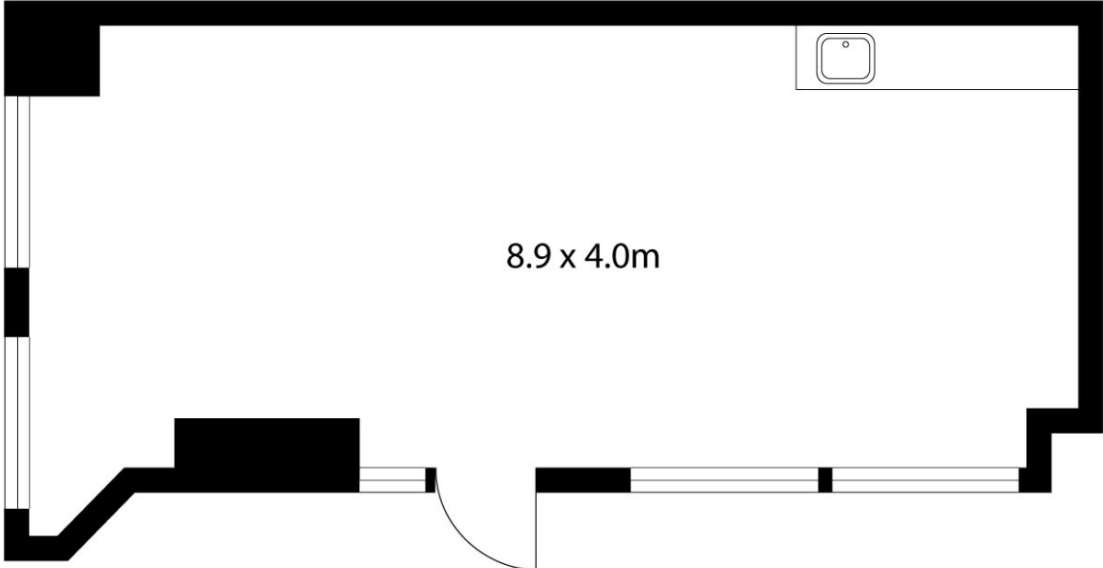
This fully accessible, ground floor office suite offers a modern, open plan workspace with excellent natural light and a practical layout suited to a range of professional users.

Key Features:

- Ground floor office suite
- Air conditioned workspace
- Internal kitchenette
- NBN connectivity
- 1 secure carpark
- Additional secure storage room
- Fully disabled compliant access



ANNEXURE A: FLOOR PLANS



Internal Area Approx. : 33m²

MOVABLE

Floor and site plans are provided for marketing purposes only. Measurements are approximate and not to scale. Interested persons should rely on their own enquires.

OUTGOINGS BREAKDOWN

OUTGOINGS

Council rates	\$1,639
Water rates	\$1,175
Strata rates	\$2,500
TOTAL	\$5,314

TOWN PLANNING

KEY DETAILS

Local Government Area	Newcastle City Council
Zoning	MU1: Mixed Use

Zone MU1 Mixed Use

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To support nearby or adjacent commercial centres without adversely impacting on the viability of those centres.

2 Permitted without consent

Environmental protection works; Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Camping grounds; Caravan parks; Cemeteries; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Open cut mining; Resource recovery facilities; Rural industries; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water supply systems

LEASE PROCESS

INSPECTIONS

All inspections to be in the company of an authorised Movable agent or representative.

If you would like to organise an inspection please contact Nic.

Get In Touch



Nic Tonks

Commercial | Partner



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0411 591 841



nicholastonks@movable.com.au

Enquiry Form

Email Address (required)

First Name (required)

Last Name (required)

Phone Number

How can we help?

Are you definitely selling? (required)

What is your property worth?

Click here to request a Sales/Rental Appraisal

Nicholastonks@movable.com.au

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GST

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