



## A full leased investment in Newcastles premier large format retail precinct.

Showrooms/Bulky Goods • Retail

6 Bradford Close, Kotara, NSW 2289

**Floor Area:** 597 m<sup>2</sup>

### Property Description

- **Highly sought-after location.**
- **Full leased \$195,126 pa + GST**
- **Single level large format retail unit**

MMJ Advisory is pleased to present Unit 1, 6 Bradford Close Kotara, NSW to the market. This excellent investment opportunity is being offered for sale by expressions of interest.

The offering provides an excellent long term investment for the astute purchaser. It comprises a single storey unit leased to a long term tenant (IKDT Pty Ltd) which trades as Clark Rubber Kotara. The unit is very well located adjacent to the Kotara SuperCentre, the premier large format retail precinct in Newcastle. It is situated on one of the main access roads to the SuperCentre and enjoys excellent exposure.

- Positioned in the established and highly sought-after large format retail precinct of Kotara.
- Excellent investment opportunity leased for \$195,126pa + GST
- Surrounded by quality national retailers and attracting excellent rental.

To arrange an inspections or for further details please contact:  
Ian Dimond 0411 171 237 [ian.dimond@mmj.com.au](mailto:ian.dimond@mmj.com.au)

**For Sale**

Contact Agent

For Sale

Under Contract

### Additional Details

#### Tenure Type

Tenanted

Investment



**Ian Dimond**

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**MMJ - Sydney**

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