



INFORMATION MEMORANDUM

FOR SALE

**5 ORIENT ST
BATEMAMS BAY**



BATEMANS BAY NSW

5 ORIENT ST

BATEMANS BAY, THE LARGEST COASTAL COMMUNITY BETWEEN WOLLONGONG AND THE VICTORIAN BORDER, IS LOCATED 278 KM SOUTH OF SYDNEY ON THE PRINCES HIGHWAY.

BATEMANS BAY IS THE CLOSEST SEASIDE CITY TO CANBERRA, MAKING BATEMANS BAY A POPULAR HOLIDAY DESTINATION FOR RESIDENTS OF AUSTRALIA'S NATIONAL CAPITAL. GEOLOGICALLY, IT IS SITUATED IN THE FAR SOUTHERN REACHES OF THE SYDNEY BASIN. BATEMANS BAY IS ALSO A POPULAR RETIREE HAVEN, BUT HAS BEGUN TO ATTRACT YOUNG FAMILIES SEEKING AFFORDABLE HOUSING AND A RELAXED SEASIDE LIFESTYLE. OTHER LOCAL INDUSTRIES INCLUDE OYSTER FARMING, FORESTRY, ECO-TOURISM AND RETAIL SERVICES.

IT HAS BEEN DESCRIBED AS AN IMPORTANT SERVICE CENTRE FOR A COMMERCIAL AND AGRICULTURAL REGION SPECIALISING IN SAWMILLING, DAIRYING, CATTLE, FISHING AND OYSTER-FARMING BUT PRIMARILY IT IS AN ECONOMY DRIVEN BY TOURISM.

AT THE 2016 CENSUS, BATEMANS BAY HAD A POPULATION OF 11,294. A LARGER URBAN AREA SURROUNDING BATEMANS BAY ALSO INCLUDING LONG BEACH, MALONEYS BEACH AND THE COASTAL FRINGE EXTENDING SOUTH TO ROSEDALE HAD A POPULATION OF 16,485 AT JUNE 2018.

DESCRIPTION

5 ORIENT ST

CENTRALLY LOCATED IN THE HEART OF BATEMANS BAY CDB IS 5 ORIENT ST. BOASTING DUAL FRONTAGE OPENING ONTO ORIENT ST AND ENCAPSULATING THE OCEAN VIEW FROM THE PROMENADE WITH DIRECT ACCESS TO MARA MIA WALKWAY.

5 ORIENT ST IS A 2 STORY COMMERCIAL BUILDING IN BATEMANS BAY CBD. DIVIDED INTO 4 TENANCIES WITH TWO GROUND FLOOR TENANCIES AND TWO 1ST FLOOR TENANCIES. 1ST FLOOR ACCESS IS VIA A CENTRAL STAIRCASE OR VIA ELEVATOR PROVIDING DISABLED ACCESS THROUGHOUT. THE BUILDING IS SUITABLE FOR ALL TYPES OF INDUSTRY AND ALSO CONTAINS A 1500LT GREASE TRAP.

GROUND FLOOR

THE GROUND FLOOR IS DIVIDE INTO 2 TENANCIES.

SHOP 1

SHOP 1 FRONTS ORIENT ST AND IS CURRENTLY OCCUPIED BY DESIGNED FURNITURE. SHOP 1 IS 133SQM IN AREA WITH DUAL ACCESS FROM THE STREET OR COURTYARD. EXISTING FITOUT INCLUDES AIR CONDITIONING, TILED FLOORING AND AMENITY.

SHOP 2

SHOP 1 FRONTS THE PROMENADE. IS 158SQM IN AREA AND IS CURRENTLY VACANT AND HAS EXISTING FITOUT IN PLACE SUITABLE FOR CAFÉ, RESTAURANT OR BAR. FITOUT INCLUDES BAR, KITCHEN EXHAUST HOOD & COOL ROOM. SHOP 2 IS FURTHER ENHANCE WITH AN OUTDOOR DINING AREA UNDER THE ROOFLINE WITHIN THE PROPERTY BOUNDARY

DESCRIPTION

5 ORIENT ST

FIRST FLOOR

THE FIRST FLOOR IS DIVIDE INTO 2 TENANCIES.

OFFICE 1

OFFICE 1 FRONTS ORIENT ST AND IS CURRENTLY OCCUPIED BY SOUTH COAST MEDICAL SERVICE ABORIGINAL CORPORATION ON A MONTH TO MONTH BASIS. OFFICE 1 IS 141SQM IN AREA WITH DUAL ACCESS FROM THE STREET OR COURTYARD. VIA STAIRS OR LIFT. EXISTING FITOUT INCLUDES AIR CONDITIONING AND STAFF AMENITY.

OFFICE 2

OFFICE 2 FRONTS THE PROMENADE. IS 139SQM IN AREA AND IS CURRENTLY VACANT AND HAS EXISTING FITOUT IN PLACE SUITABLE FOR CAFÉ, RESTAURANT OR BAR. FITOUT INCLUDES BAR, KITCHEN EXHAUST HOOD & COOL ROOM. SHOP 2 IS FURTHER ENHANCE WITH AN OUTDOOR DINING AREA ON THE BALCONY WITHIN THE PROPERTY BOUNDARY.



VIEW

5 ORIENT ST





VIEW

5 ORIENT ST



ZONING

5 ORIENT ST

LOCAL AUTHORITY: EUROBODALLA SHIRE COUNCIL

PLANNING: EUROBODALLA BATEMANS BAY REGIONAL CENTRE DEVELOPMENT CONTROL PLAN

ZONE: BATEMANS BAY B4 MIXED USE ZONE

FORESHORE PRECINCT

THIS WATERFRONT AREA ENCOMPASSES THE HISTORIC WORKING WATERFRONT, THOSE PARTS OF THE PUBLIC RECREATION ZONE FRONTING THE FORESHORE AND AREAS THAT HAVE TRADITIONALLY SERVED AND WILL CONTINUE TO SERVE THE RETAIL MAIN STREETS. THE FORESHORE PRECINCT OFFERS OPPORTUNITIES FOR RECREATIONAL ACTIVITIES ACCESSIBLE TO THE TOWN CENTRE, NEIGHBOURING RESIDENTIAL AREAS AND THE WIDER COMMUNITY. THE PRECINCT SHOULD BE DISTINCTIVE IN ITS PRIME RETAIL PURPOSE YET FOCUSED ON AN ACTIVE MIXED USE DEDICATED TO GENERAL AND TOURIST RELATED RETAIL OUTLETS. ALSO, ITS ENTERTAINMENT AND UPPER-LEVEL MIXED-USE AREAS SHOULD BE DEDICATED TO COMMERCIAL SPACE, TOURIST ACCOMMODATION AND LIMITED RESIDENTIAL.

THE INTERSECTION OF CLYDE, ORIENT AND NORTH STREETS, WITH ITS EXISTING ACTIVE RETAIL PRESENCE, ANCHORS THIS PRECINCT AS THE HUB OF THE TOWN CENTRE. THE ENHANCEMENT OF THIS AREA, INCLUSIVE OF NEW DEVELOPMENTS, AND THE INTERACTION BETWEEN RETAIL ACTIVITY AND FORESHORE AMBIENCE, WILL FURTHER HEIGHTEN ITS VALUE AS THE FOCUS FOR THE TOWN. BUILDINGS FRONTING THE 'HUB' SHOULD INCLUDE STREET LEVEL ACTIVITIES THAT FUNCTION OVER LONGER HOURS, PARTICULARLY DURING WEEKENDS AND EXTENDED DAYS DURING PEAK TOURIST SEASON.



LEASE SUMMARY

5 ORIENT ST

INCOME

SHOP 1

LESSEE: DESIGNED FURNITURE
LEASE TERM: MONTH TO MONTH
RENT: \$32,272.76 PA

SHOP 2

LESSEE: VACANT
RENT: \$52,140.00 PA
(ESTIMATED)

OFFICE 1

LESSEE: SOUTH COAST MEDICAL
SERVICE ABORIGINAL
CORPORATION
LEASE TERM: MONTH TO MONTH
RENT: \$31,200.00 PA

OFFICE 2

LESSEE: VACANT
RENT: \$38,920.00 PA
(ESTIMATED)

ESTIMATED GROSS INCOME:

\$154,532.76 PA

OUTGOINGS

RATES & LAND TAX	\$ 9,278.51
WATER & SEWERAGE	\$ 1,957.02
INSURANCE	\$ 7,197.37
TOTAL	\$18,432.97

ESTIMATED NET INCOME:

\$136,099.79 PA

METHOD OF SALE:

PRIVATE TREATY

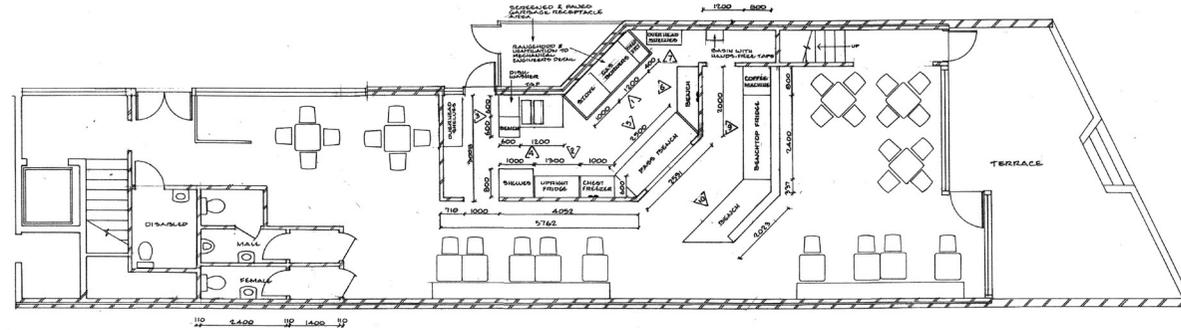
PRICE:

BY NEGOTIATION.

PLAN

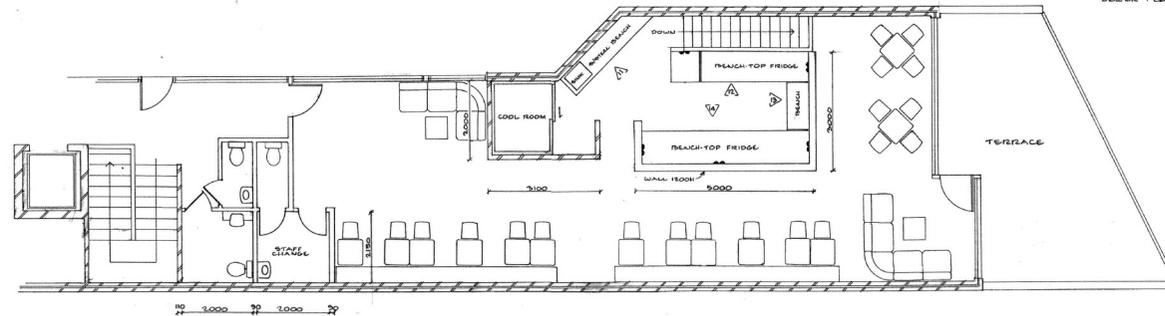
5 ORIENT ST

SHOP 2



TILES FLOOR TO CEILING TILES FLOOR TO CEILING TILES TILES FLOOR TO CEILING

OFFICE 2



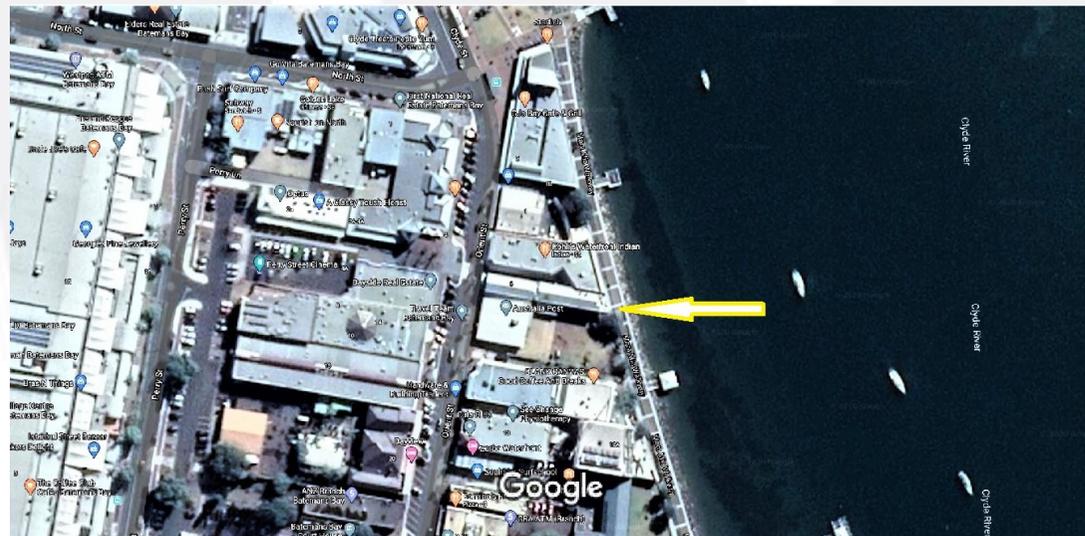
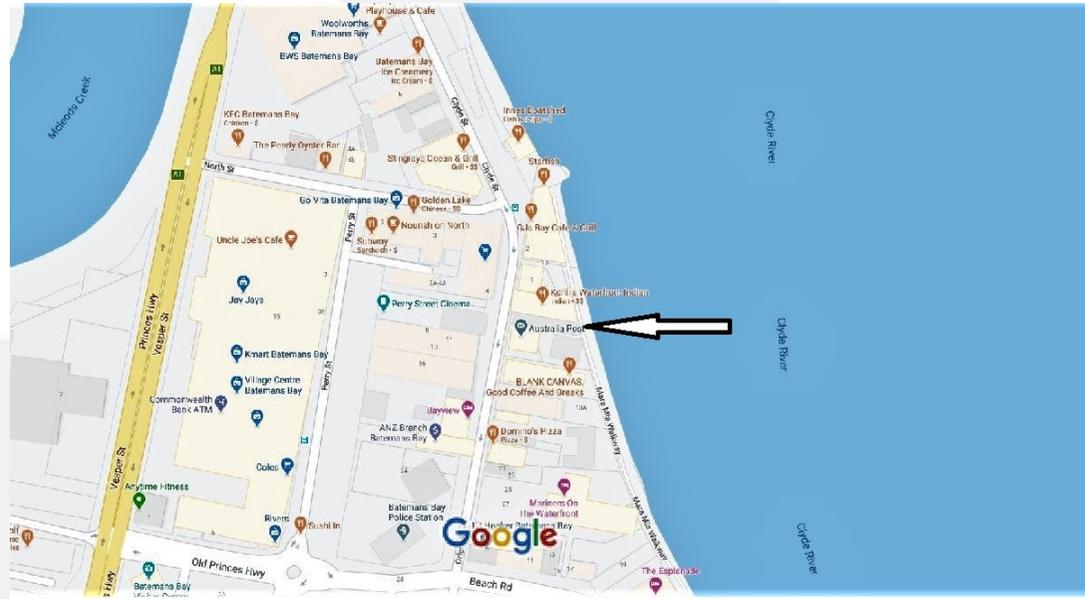
- DELIVERIES FROM LOADING DOCK IN FRONT OF 'RAY OFFICE SUPPLIES'
- DISABLED ACCESS: REFER TO APP PLANS
- FOR GREASE TRAP DETAILS SEE SEWER PLAN

TILES FLOOR TO CEILING



SITE

5 ORIENT ST





CONTACT

5 ORIENT ST

FOR ALL SALES ENQUIRIES PLEASE CALL THE SELLING AGENT. DETAILS BELOW:

SELLING AGENCY: ALPHA COMMERCIAL PROPERTY

LICENCE No: 10058957

SELLING AGENT: CHRIS DRAKAKIS

LICENCE No: 1628561



PHONE: 0417 438 931

EMAIL: CHRIS@ALPHACP.COM.AU

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