



**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
<b>TOTAL</b>	<b>\$18,432.97</b>

**ESTIMATED NET INCOME:**

**\$136,099.79 PA**

**METHOD OF SALE:**

**PRIVATE TREATY**

**PRICE:**

**BY NEGOTIATION.**



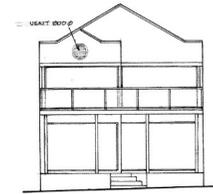
**ALPHA**  
COMMERCIAL PROPERTY

**PLAN**

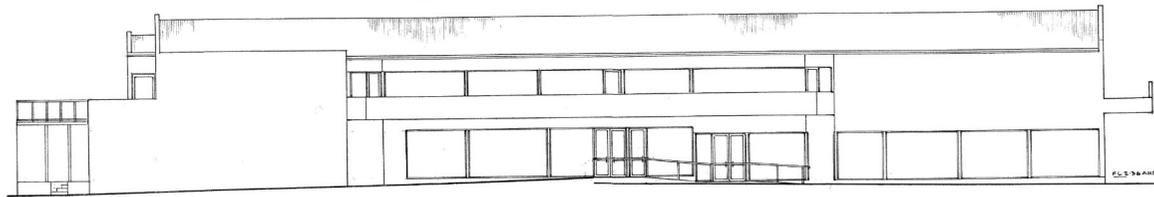
**5 ORIENT ST**



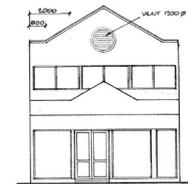
**SOUTH ELEVATION**



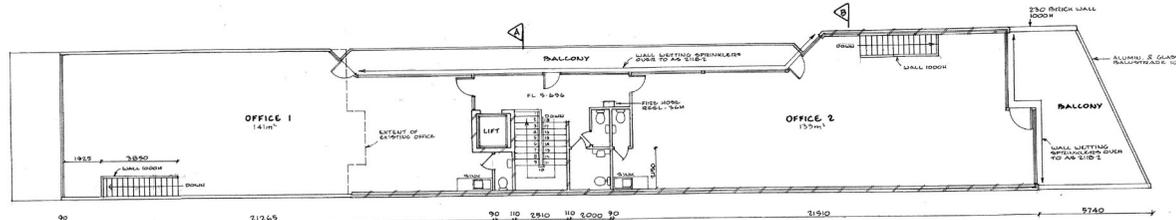
**EAST ELEVATION**



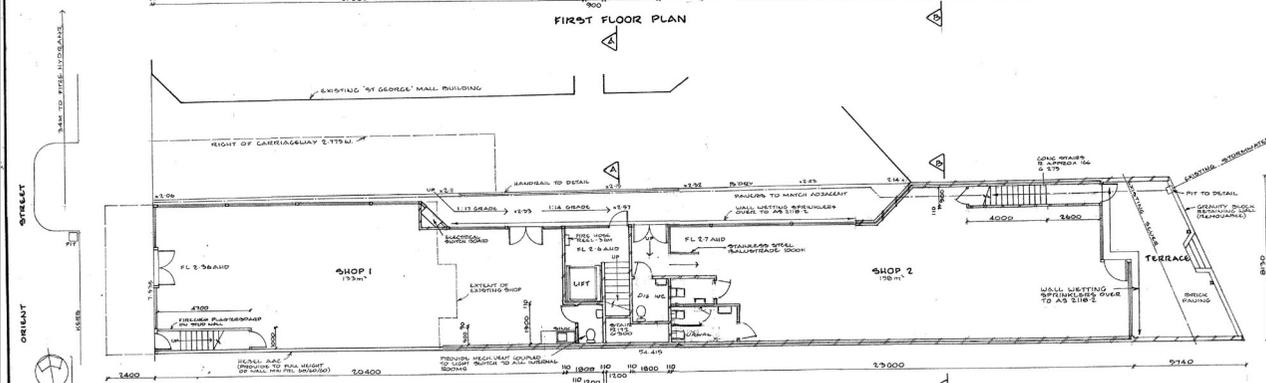
**NORTH ELEVATION**



**WEST ELEVATION**



**FIRST FLOOR PLAN**



**SITE & GROUND FLOOR PLAN**

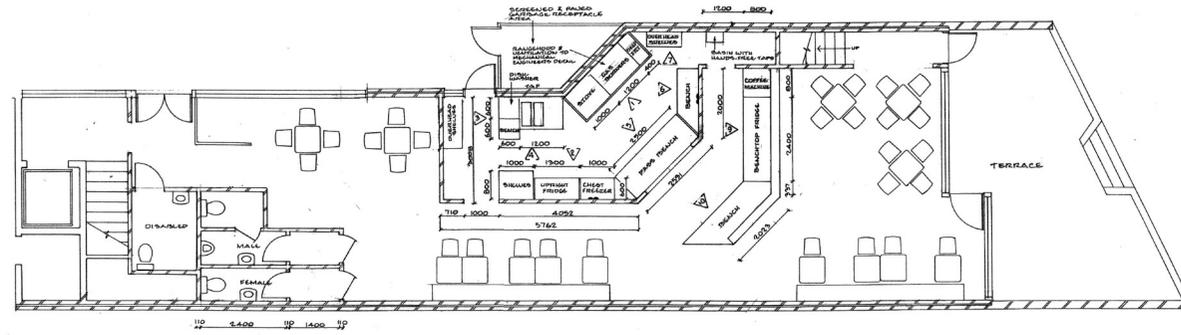
- ALL POWER POINTS TO BE LOCATED MIN 900MM ABOVE FLOOR LEVEL
- FIRE SAFETY PRESCRIBED
- 25M FIRE HOSE REEL AND SHOWN ON DWG - TO AS 2441
- WALL MOUNTING SPEAKERS TO AS 2186.1
- FIRE HYDRANTS - EXISTING
- PORTABLE FIRE EXTINGUISHERS TO AS 2454
- AUTOMATIC SMOKE DETECTOR & ALARM SYSTEM TO AS 1670
- LAMPING SHALL BE AS PER USE OF LIFT IN BLDG
- EMERGENCY LIGHTING TO ALL CORPS, OFFICES & STAIRWAY
- EXIT SIGNS ABOVE EACH DOORWAY PRODUING SIGNS

FLOOR AREAS:  
EXISTING SHOP 106m²  
OFFICE 108m²  
ADDITIONAL SHOP AREA: 126m²  
OFFICE: 115m²  
FOYER, LIFT, PLANT ROOM ETC. 95m²

AMENDED 19-10-06  
**PROPOSED ADDITIONAL SHOP & OFFICE LOT 10 DP 586126 ORIENT STREET BATEMANS BAY**

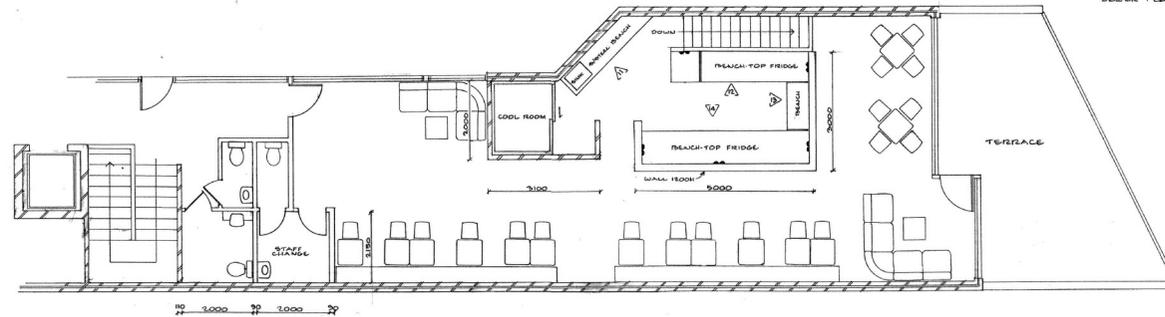
23-7-06  
(8-5-06)

**SHOP 2**



TILES FLOOR TO CEILING TILES TILES TILES FLOOR TO CEILING

**OFFICE 2**



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

TILES FLOOR TO CEILING

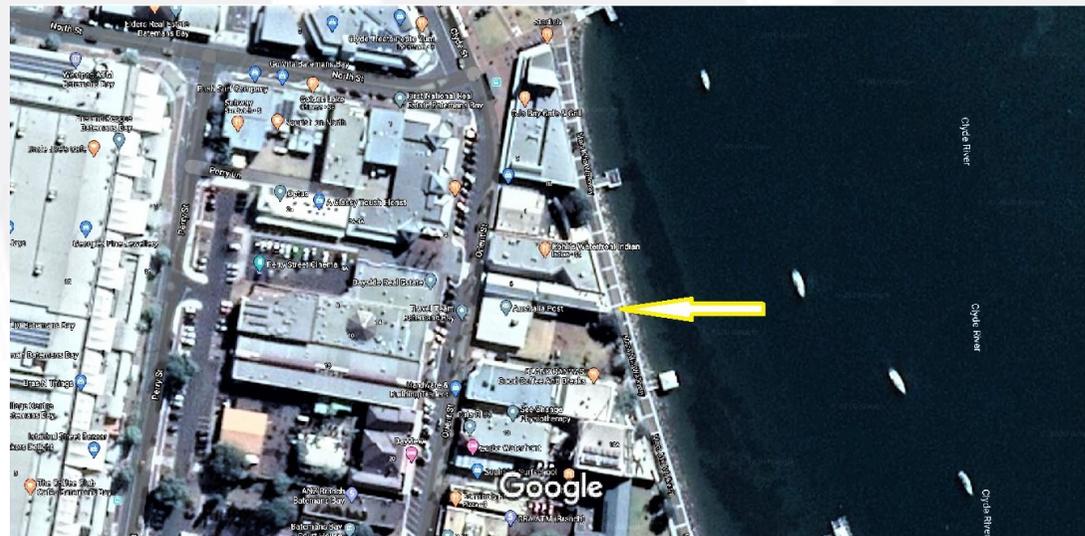
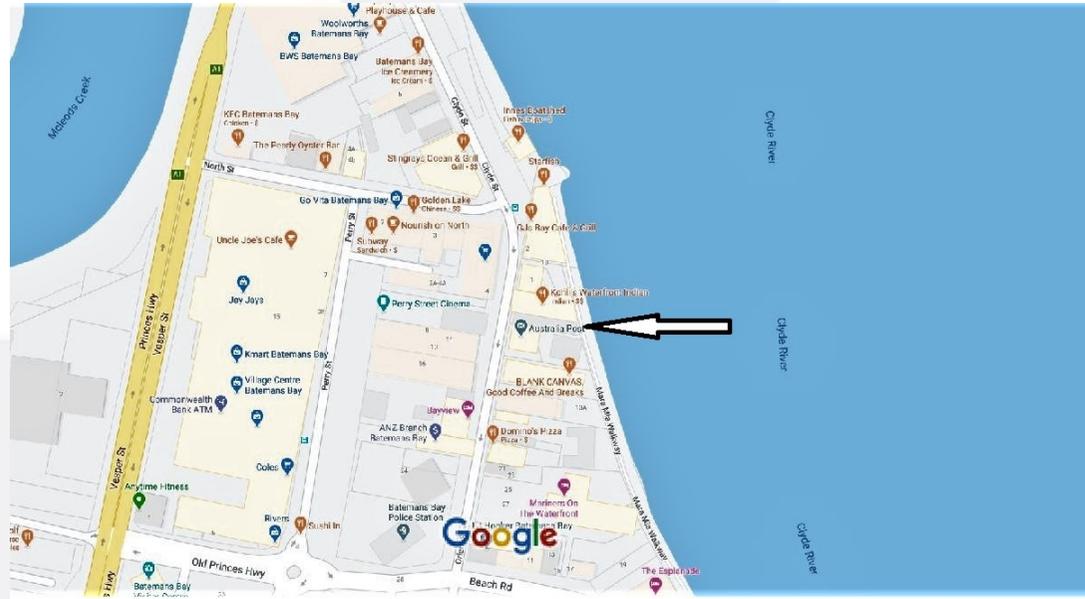
**PLAN**

**5 ORIENT ST**



**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](mailto:CHRIS@ALPHACP.COM.AU)**

**DISCLAIMER**

*THE OPINIONS, ESTIMATES AND INFORMATION GIVEN HEREIN OR OTHERWISE IN RELATION HERETO ARE MADE BY ALPHA COMMERCIAL PROPERTY AND AFFILIATED COMPANIES IN THEIR BEST JUDGMENT, IN GOOD FAITH AND AS FAR AS POSSIBLE BASED ON DATA OR SOURCES, WHICH ARE, BELIEVED TO BE RELIABLE. ALPHA COMMERCIAL PROPERTY, IT OFFICERS, EMPLOYEE'S AND AGENTS EXPRESSLY DISCLAIM ANY LIABILITY AND RESPONSIBILITY TO ANY PERSON WHETHER A READER OF THIS PUBLICATION OR NOT IN RESPECT OF THE CONSEQUENCES OF ANYTHING DONE OR OMITTED TO BE DONE BY ANY SUCH PERSON IN RELIANCE WHETHER WHOLLY OR PARTIALLY UPON THE WHILE OR ANY PART OF THE CONTENTS OF THIS PUBLICATION.*