

Teralba Medical Centre . . .

LEASE PROSPECTUS

59 William Street, Teralba NSW 2284



Chic
PROPERTY GROUP



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Overview

OPPORTUNITY OVERVIEW

1. OVERVIEW

- BRAND NEW Stand alone medical centre
- Only medical facility within an 8km radius
- Growth suburb with population expected to increase by 30-40% in the coming 1-2 years.
- Modern design with heritage appearance
- Property consists of 3 consultant rooms, a nurses room and a pathology room
- Onsite dedicated car park for 6 vehicles (including one disabled car space)
- Bike parking for 6 push bikes
- Waiting room to accommodate seating for up to 12 patients
- Two separate bathrooms (including one disabled)
- Staff room with kitchenette facility
- Ducted air conditioning
- NBN connectivity
- Approved disabled facility



Property

ABOUT THE PROPERTY

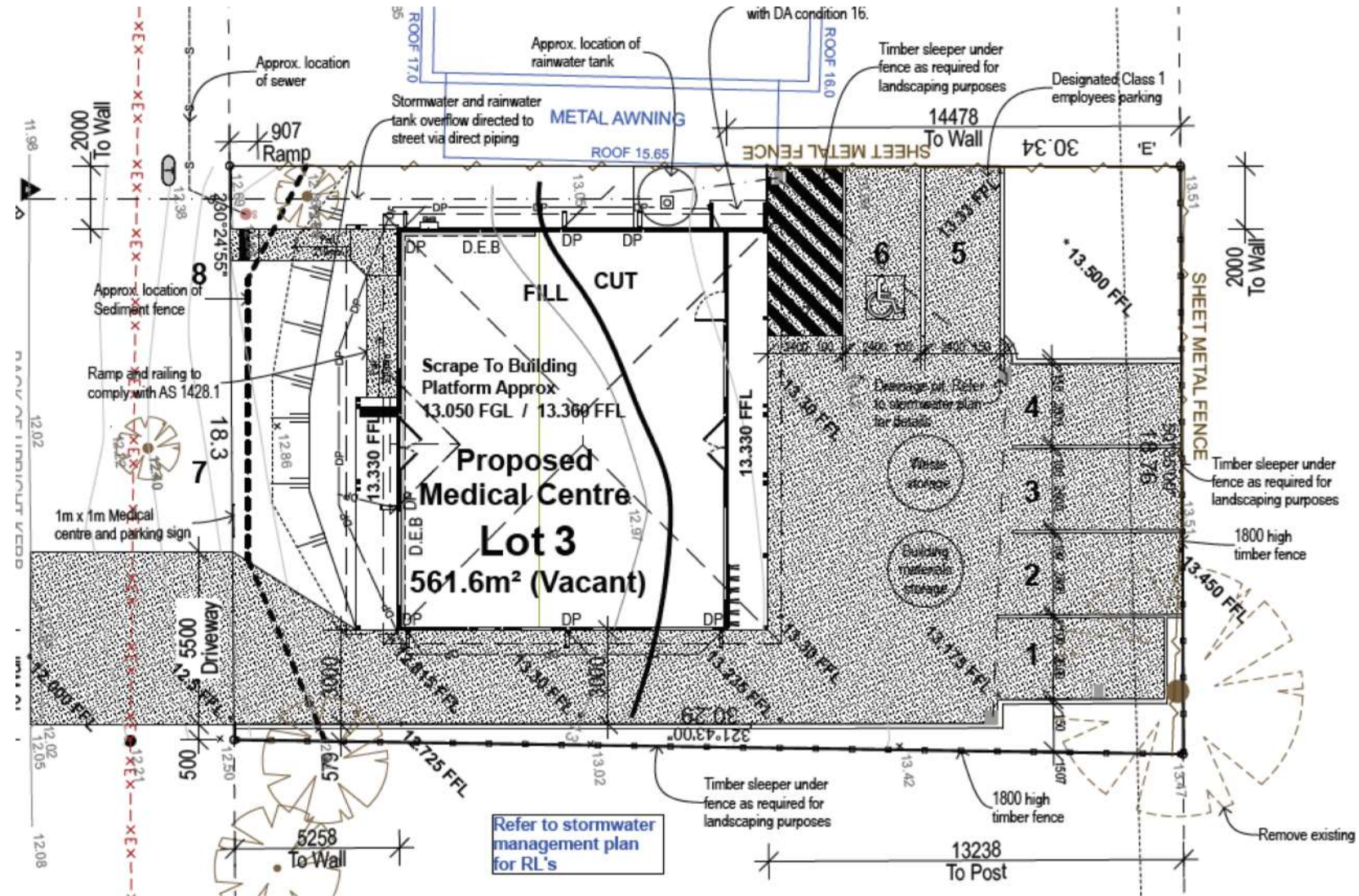
2. ABOUT THE PROPERTY

DESIGN:

As Teralba is a heritage conservation area, this building has been designed to respectfully celebrate Teralba's past whilst providing a unique, brand new, modern medical facility for the growing community of Teralba.

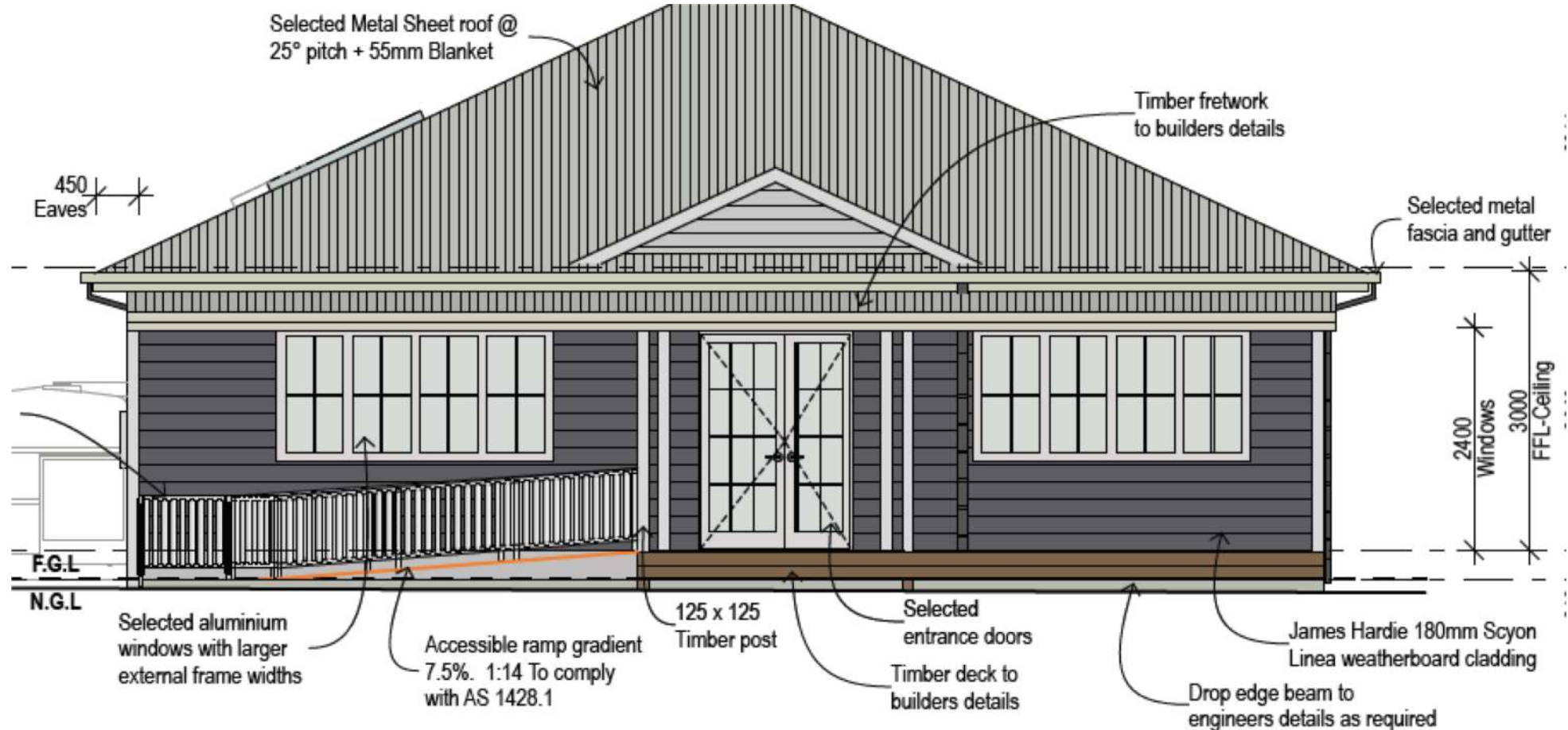
SITE PLAN:

- Site area - 561.6m²
- Building Footprint - 158.2m²
- Carpark at Rear - 6 spaces
- Bicycle Parking - 6 rack
- Entry - Front and rear entry



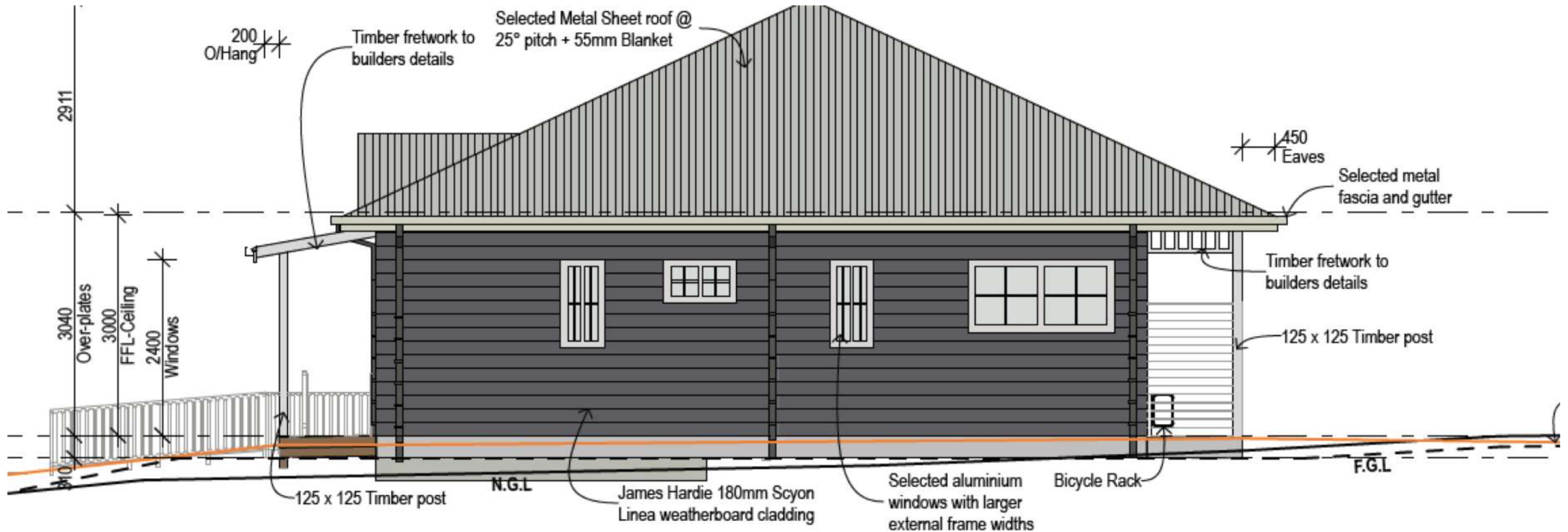
2. ABOUT THE PROPERTY

FRONT ELEVATION:



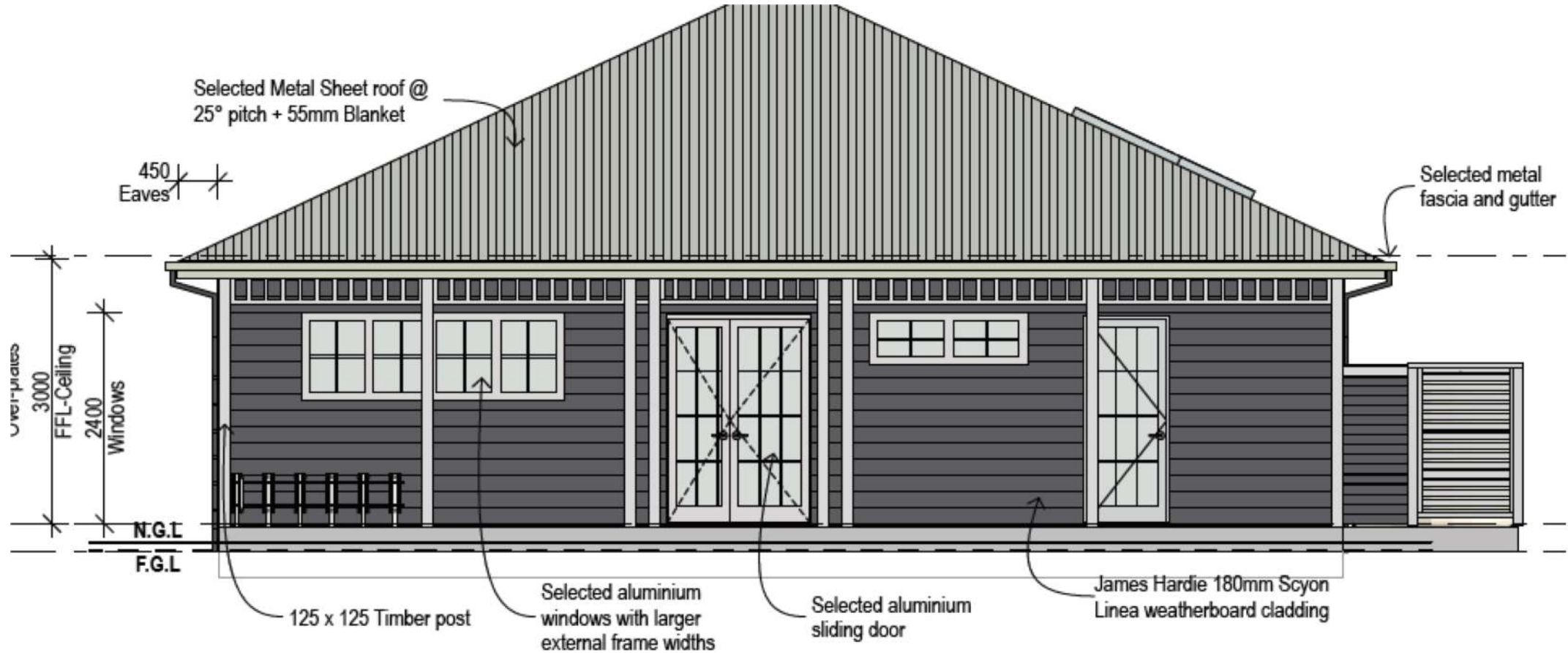
2. ABOUT THE PROPERTY

SIDE ELEVATION:



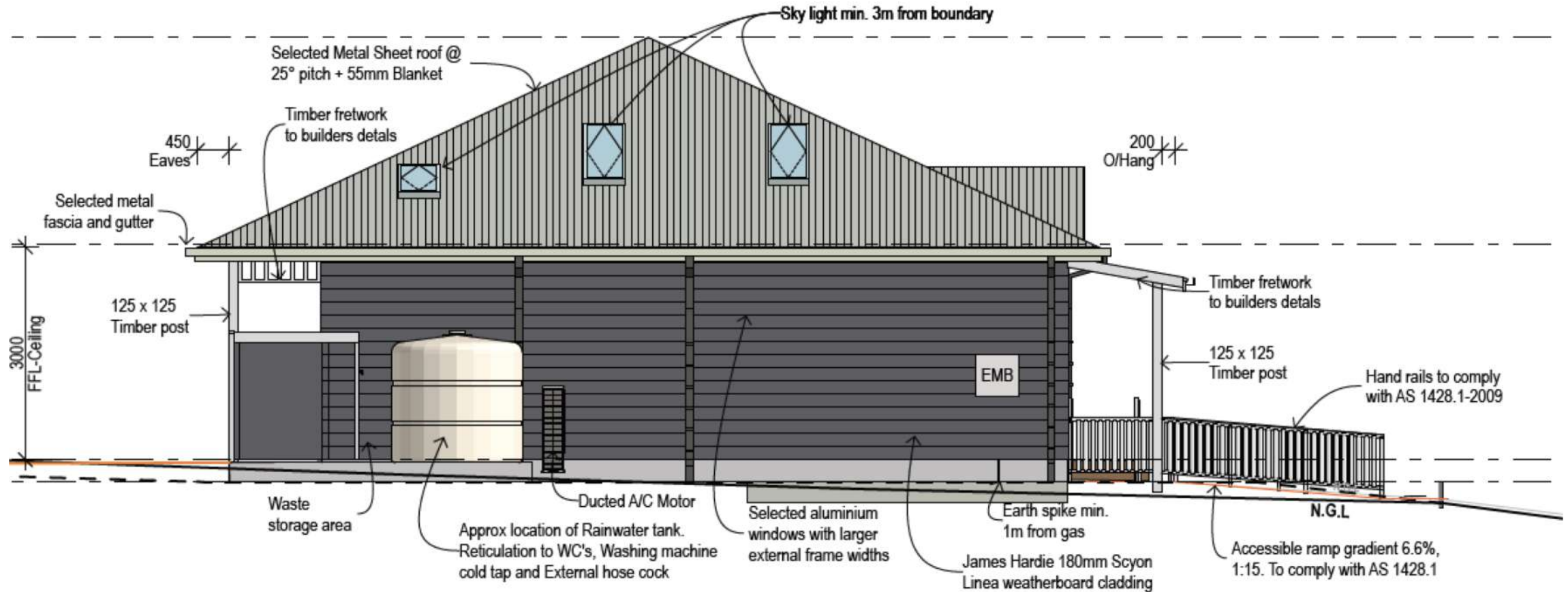
2. ABOUT THE PROPERTY

REAR ELEVATION:



2. ABOUT THE PROPERTY

SIDE ELEVATION:



2. ABOUT THE PROPERTY

- **Staff Room / Kitchenette** - A private staff room allows for employees to relax during breaks. This area has a lovely outlook over the front landscaping and is large enough to accommodate a four seater table with chairs. The kitchenette facility will be able to accommodate a fridge, microwave and sink in addition to storage cupboards.
- **Consultant Room 1** - This room boasts a large French style window which provides an outlook over the front landscaping. The room area is 14.5m² and will include a basin, NBN connection, downlights and suitable power outlets.
- **Consultant Room 2** - This room boasts a large skylight which provides lovely natural light whilst providing great privacy. This room area is also 14.5m² and will include a basin, NBN connection, downlights and suitable power outlets.
- **Consultant Room 3** - This room boasts a large skylight which provides lovely natural light whilst providing great privacy. This room area is also 14.5m² and will include a basin, NBN connection, downlights and suitable power outlets.
- **Nurses Room** - This room provides quick and easy access from the waiting area. A French style window has also been incorporated into this room which looks out to the rear of the property. The room area is 9m² and includes a basin, NBN connection, downlights and suitable power outlets.
- **Pathology Room** - This room has been designed as a stand alone room which has dedicated access from the car park, this allows the tenant to provide this area to a third party pathology service, or choose to operate the room themselves. The room area is 9m² and there is a skylight to incorporate natural lighting along with a basin, NBN connection, downlights and suitable power outlets.

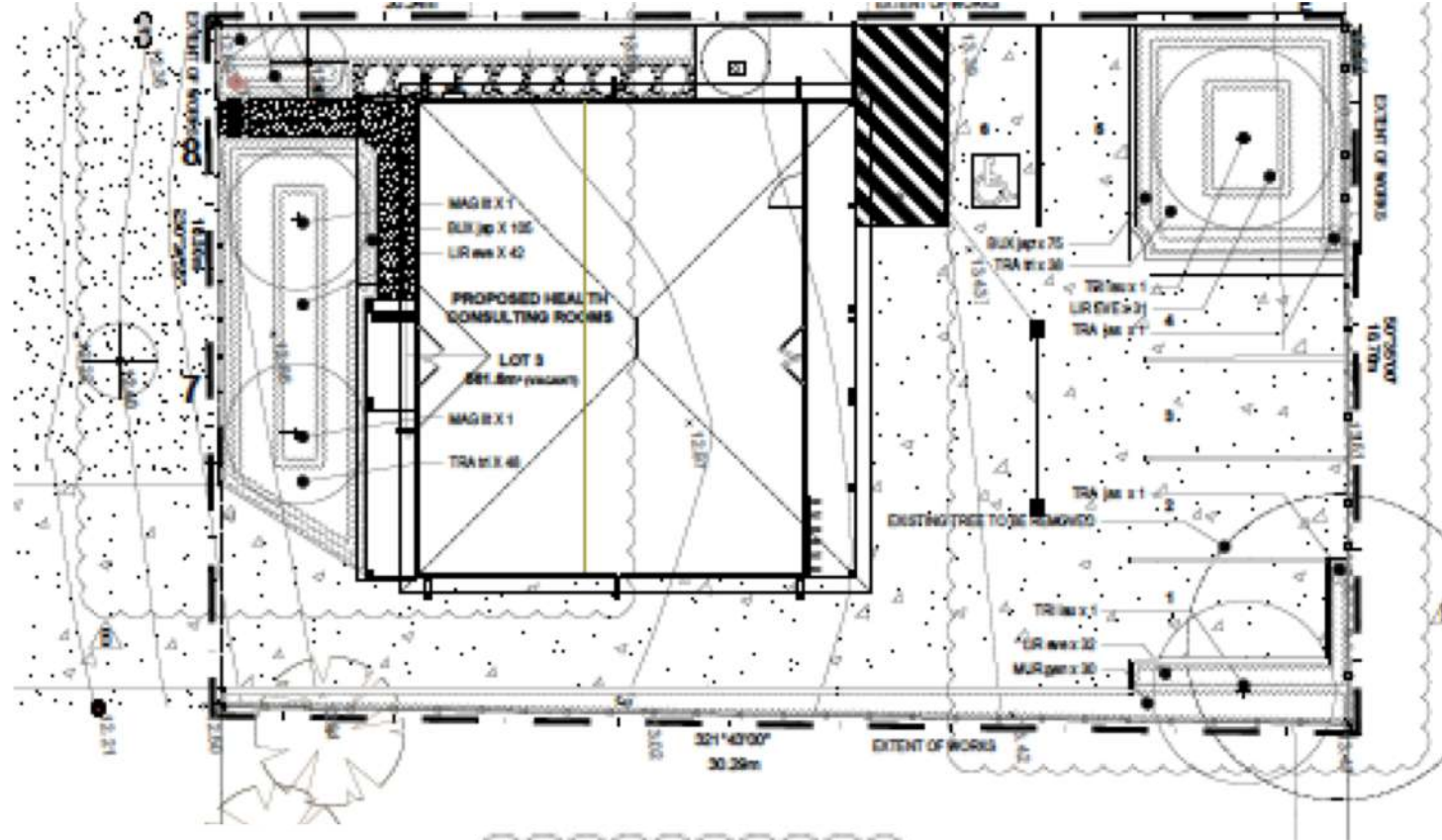
2. ABOUT THE PROPERTY

LANDSCAPING:

Architecturally designed gardens which incorporate a number of native and exotic species of plants including mature trees and hedges which differ in height, which will provide a stunning kerb appeal from completion.

A climbing vine has also been included in the design which will cover the rear timber fence, further increasing the street appeal.

Regular landscaping services are included in the lease agreement, meaning that this will be maintenance free for the tenant.



BUXUS microphylla var *japonica*



LIRIOPE Evergreen Giant



MAGNOLIA 'Lisa's Gem'



MURRAYA *paniculata*



TRACHELOSPERMUM *jacquinoides* + tricolour



TRISTANOPSIS *laurina* 'Luscious'

2. ABOUT THE PROPERTY

OPERATIONAL INFORMATION:

To ensure that the property is able to provide sufficient onsite parking facilities for staff and patients, Lake Macquarie Council have stipulated that the maximum number of staff on duty at any one time shall not exceed:

- Two practitioners;
- One receptionist/admin officer; and
- Two support staff, such as nurse and pathologist.

OPERATIONAL HOURS:

Currently, the Medical Centre is approved to operate:

- Mondays to Fridays 8:00am to 6:00pm
- Saturdays and Public Holidays 8:00am to 6:00pm.
- Sundays: Closed

Other internal operations such as cleaning, preparation, and office administration may be undertaken outside of the above hours provided no disturbance to the amenity of the neighbourhood occurs.



Location

ABOUT TERALBA

3. LOCATION



 TERALBA MEDICAL CENTRE

ABOUT TERALBA:

The ABS 2016 Census states that there is a population of 1,588 people in Teralba which incorporates two existing aged care facilities.

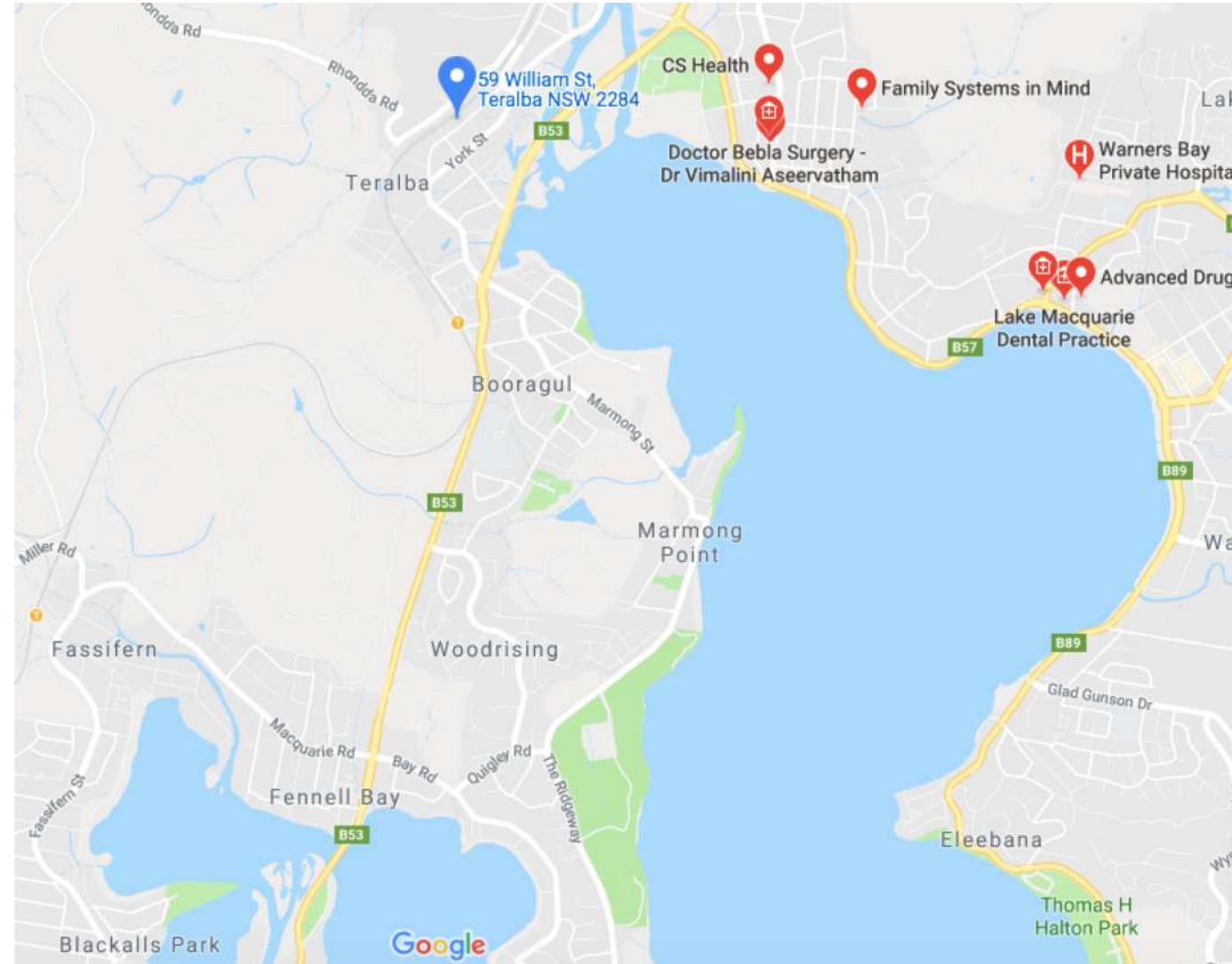
Teralba is in a significant growth phase with the population expected to increase dramatically with the construction of 485 new homes at the nearby Billy's Lookout Estate which is located 900m from the site. Approximately half of these homes are already constructed with the remainder due for completion within 12-24 months.

In addition, there is a \$41 million redevelopment of one of the suburb's aged care facilities is nearing completion which is located 800m from the site. This facility is expected to bring an addition 128 residents to the suburb.

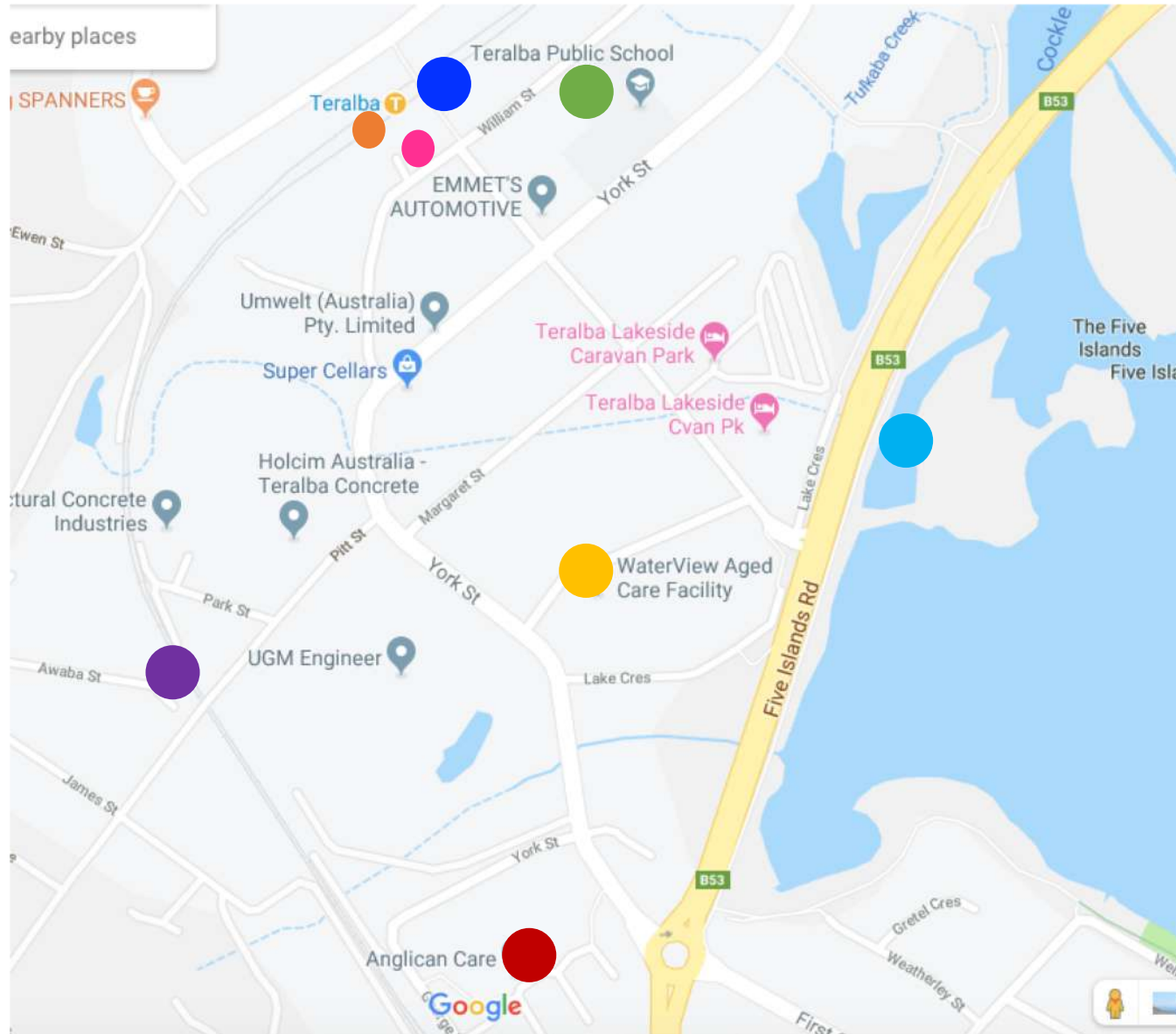
3. LOCATION

BENEFITS OF LOCATION:

- As there is no other medical facility located in the suburb of Teralba, the closest medical centres being located in Toronto and Speers Point which are a minimum of 10 minutes drive.
- The tenant will be able to service the existing residents of Teralba and surrounds, Teralba Primary School which is located directly opposite the site, the 1000 new residents from the Billy's Lookout Estate and the suburbs two significant aged care facilities.



3. LOCATION



- Teralba Medical Centre
- Teralba Public School (10m)
- Teralba Train Station (80m)
- Bus stops (80m)
- Shores of Lake Macquarie (500m)
- Waterview Aged Care Facility (500m)
- Anglican Care Aged Care Facility (850m)
- Billy's Lookout Estate (950m)



3. LOCATION

TERALBA PUBLIC SCHOOL:

- Teralba Public School is located directly opposite Teralba Medical Centre which provides primary school education for the children who reside in Teralba.
- In the event of sickness or injury the student would be required to seek medical attention from centres over 10 minutes drive away from the school.
- Teralba medical centre will offer these students a close by medical facility.



3. LOCATION



WATERVIEW NURSING HOME:

- Waterview aged care facility is located 500m from the medical centre. This facility is a family owned centre which has been in operation for over 30 years. The facility offers 97 beds.
- The services has a 24/7 nurse onsite and offers resident transport.
- With no medical centre in Teralba, these patient are currently travelling a minimum of 10 minutes to the closest GP for their medical appointments.
- Teralba medical centre will offer these patients a close by medical facility that will benefit each one of these residents.
- For more information visit <https://www.agedcareguide.com.au/waterview-aged-care-facility>

3. LOCATION

ANGLICAN CARE RETIREMENT VILLAGE:

- This retirement village is located 800m from Teralba Medical Centre and consists of an existing established village offering 40 duplex style villas in total plus a community room. A shopping bus is provided on a weekly basis and residents are able to organise their own activities such as luncheons, bus trips, happy hours and barbeques. Retirement Village residents hold regular meetings to discuss relevant topics.
- The village is currently undergoing a brand new \$41 million redevelopment which will see 126 additional single ensuite rooms added to the facility which is expected to be completed by April 2020.
- The redevelopment is a significant investment in the area and further proof of Anglican Care's commitment to the Lake Macquarie area; which has a higher number of over 65's than the state average.
- With no medical centre in Teralba, these patient are currently travelling a minimum of 10 minutes to the closest GP for their medical appointments. Teralba medical centre will offer these patients a close by medical facility that will benefit each one of these residents.
- For more information visit <https://www.agedcareonline.com.au/2018/08/Anglican-Care-Commences-41-million-Re-Development-at-Iconic-Booragul-Village>



Existing Village



New \$41 million Facility Nearing Completion

3. LOCATION



BILLY'S LOOKOUT

- The new 'Billy's Lookout' residential estate, located 900m from the medical centre provides premium brand new houses ranging in price from \$600,000 to \$900,000.
- This lakeside haven boasts 70.9 hectares of land and once completed, this new neighbourhood will house 485 new homes with over 1,000 new residents to Teralba.
- Approximately 50% of the homes have either been completed already or are under construction.
- For more information visit www.billyslookout.com.au



Lease

LEASE DETAILS

4. LEASE

LEASE TERMS:

- Leasing fees \$5,400 per month + GST + Outgoings
- Lease payments Due monthly
- Term 3 years with 3 + 3 year option
- Lease costs \$1,500 preparation fee by landlord's solicitor

INCLUSIONS:

- Waste removal 1 x 660L General Waste Bin, 1 x 240L Recycle Bin and 1 x 240L Organic Waste Bins included (collection by council on councils standard collection days). *Please note that the tenant will be required to arrange and cover the expense of their own medical waste removal contractor.*
- Landscaping The landlord will arrange and cover the cost of a gardener to attend the property and maintain the hedges, grass and prune trees on a regular basis.

OUTGOINGS:

- Council rates \$2,000 per year (approximately)
- Water rates \$2000 per year (approximately)

Note: Please note that a CPI increase of 3% will be applicable every 12 months. Bond/Bank guarantee of 4 months rent required.

Fit Out

OPTIONAL FIT OUT

5. OPTIONAL FIT OUT

The centre will be provided to the tenant fully completed externally including car park, exterior painting and landscaping.

The internals of the building will taken to plasterboard stage.

The tenant has the option of internally fitting out the premise themselves, or alternatively the builder is offering to complete the following fit our package at a cost of \$59,500.

- **Flooring** – Timber look vinyl plank flooring.
- **Lighting** – Energy efficient downlights in all areas plus a decorative pendant light over the reception desk.
- **Joinery** – Custom designed reception desk, 3 x consultant room desks, 2 x smaller desks in nurses room and pathology rooms.
- **Painting** – Internal painting to all walls and ceilings.
- **Furniture** – 12 waiting room chairs, dining table in staff room with 4 chairs, 5 x patient beds and 6 x ergonomic mesh office chairs.
- **Kitchenette** – Kitchenette in staff room with storage cupboards and sink. Provisions will be made in the joinery for a fridge and microwave.
- **Bathroom fit out** – includes 2 x basins (1 disabled access), 2 x toilets (1 disabled access), 2 x wall mirrors, 1 x fold down baby change table.



Expected Completion Date

December 2019 / January 2020

FOR MORE INFORMATION:

PLEASE CONTACT
SUMMAH BOOTH FROM
BOOTH'S REALTY ON 0418 918 187
or summah@boothsrealty.com.au



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