

3-4/12 Clarence St, Yamba, NSW 2464

Open to offers

Office Suite



PRIME RETAIL OR PROFESSIONAL SPACE - YAMBA HILL

Ray White Yamba presents an exceptional opportunity to lease a modern and versatile commercial space, perched on top of Yamba's Pilot Hill. This versatile space surrounded by other established businesses offers superb exposure and convenience, positioned between Clarence Street's restaurant and cafe precinct on one side, and the iconic Pacific Hotel to the other.

Open for Inspection

By Appointment.

Ideal for professional services, allied health, retail, or creative industries seeking strong visibility and a boutique size.

Key Features:

- 3 private offices/rooms, each equipped with individual air-conditioning and sinks creating self contained and functional work spaces
- Updated waiting area and fitted out reception with desk and cabinetry, 2 storerooms (or convert to 4th office) and a internal unisex toilet
- Modern vinyl-plank flooring throughout the 65m2 internal floorspace
- 2 x entry/access doors for flexible customer flow and convenience
- Ample street parking spaces, plus more carparks across and up the road
- Expansive glass corner frontage providing abundant natural light and outstanding exposure to continuous pedestrian and drive by traffic all year round
- Ample signage, including fascia signage and window signage on every side
- The current tenants have expanded faster than anticipated, presenting an unexpected opportunity to secure this lease moving forward
- Flexible lease terms and available now

Contact the agent for further information on: lachlan.bate@raywhite.com

Listed By

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