

56 Beach Rd, Batemans Bay, NSW 2536

\$39000 per Year Inc. GST

Office Suite



Versatile Commercial Space –Ideal for Medical, Allied Health

Originally built in 1947 as a four-bedroom cottage, this character-filled commercial property has operated as a medical practice since approximately the 1970s and offers a practical, adaptable layout suited to a wide range of business uses.

Open for Inspection

By Appointment.

Set on a 556sqm block, the property is ideally configured for a small medical or allied health practice accommodating up to three practitioners, while also being well suited to professional offices, accounting or bookkeeping services, beauty or wellness businesses, consulting rooms and other commercial uses.

Property Features:

- Reception and waiting area
- Additional waiting alcove and private office
- Three consulting rooms with hand basins
- Separate treatment room with basin
- Kitchenette and dedicated steriliser room
- Nurse's room / utility space
- Bathroom plus separate WC
- Storeroom and rear foyer area
- Double lock-up garage at the rear of the property
- Five allocated onsite car spaces
- Flexible floorplan with established consulting infrastructure

Lease terms on offer include a 3-year lease with a further 3-year option to extend.

Rent: \$750 per week + GST + outgoings

A rare opportunity to secure a functional and versatile commercial premises with long-standing medical use history and the flexibility to adapt to a variety of professional, consulting or service based businesses.

Listed By

Fraser Paterson

Mobile: 0411 103 330

