



SOLD

**MODERN TENANTED OFFICE SUITES
BATHURST NSW**

OFFICE SUITES @ 233 STEWART ST
BATHURST NSW 2795

Modern near fully tenanted modern office suites located on the edge of Bathurst CBD. Offering Eight Suites, 6 used for business consultant rooms and two used for shared meeting / board room.

Shared Kitchen and shower on ground floor, kitchenette in first floor suite.

Five toilets including ground floor ambulant toilet.

Significant asset register detailed in contract including furniture, room dividers, leather lounges, chairs, kitchenette fridge, zippy hot water system, Logitech video conferencing equipment, white board, artwork, boardroom table and chairs, microwave, dishwasher, Delongi Coffee Machine and outdoor seating.

15.6 kw Solar System including 40 panels

Two Fronius Primo GEN24 6kw.

Security System cameras and recording devices in store room.

Roller blinds to all suites.

CAR PARKING. 9 onsite marked carparks including one carpark allocated to disabled

Plenty of room for maneuvering and deliveries

Street side parking both sides of Stewart St

RENOVATED. July 2020. CC No 2020/157/01

NBN: Individual connection to each suite

RATES \$9,221 pa

BLOCK SIZE 1.361 sqm

ZONING R1 Residential

INCOME \$145,112 (current). Suite 3, \$29,400 pa suite available to rent.

PRICE GUIDE \$1,750,000 - \$1,850,000

DUE DILIGENCE Contract of Sale / Inclusion list

Building Plans

Summary plus copy of leases

0 BED | 0 BATH | 0 CAR

PRICE:
\$1,550,000

OPEN FOR INSPECTION:
N/A



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