



FOR SALE

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:
\$1,750,000

OPEN FOR INSPECTION:
N/A



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