

The Bank

C. 1874
320 Grey St Glen Innes
Tel +61400 551 919

*An extraordinary opportunity! Potential multiple streams of income...high exposure
2 street prestige CBD frontage... stunning residence, separate shop & offices, all on 872m2 land...
the stuff of dreams!*

“A truly magnificent property!”





This stunning New England signature building opens up opportunities you've dreamed about!

Commanding the most prominent high profile CBD location and zoned business B2, this substantial double storey free-standing historic bank on 872m² land has a flexible lay-out and dual street frontage with separate street addresses. Ideal for multi-tenancy usage, the business possibilities are limited only by your imagination...

"B & B, Boutique hotel, function centre, art gallery, offices, day spa, retail shop..."

..or simply live in exceptional style, and enjoy the income from leasing the rest!"

Architecturally designed in the classical Georgian style, elegant, spacious and light filled, soaring pressed metal ceilings and decorative wrought iron Juliette balconies, gracious wide arched hallways and original polished timber floors, "The Bank" also boasts a large new stainless steel

commercial kitchen suitable for hospitality, Back-to-base security systems in each section, and enough solar power to potentially run your new Empire!

"The Bank" Glen Innes comprises

- Magnificent 5 bedroom residence with its own grand entrance and separate street address;
- Separate spacious 85m² retail shop/gallery, with an imposing portico entrance off the main street;
- Separate suite of rooms 42m², currently in use as professional consulting offices, convertible to a manager's residence or extra accommodation;
- Large fully fenced very private yard

Note: this property is currently eligible for annual local grant funding for restoration & maintenance works

The Bank
 C. 1874
 320 Grey St Glen Innes
 Tel +61400551919



The Property in Detail

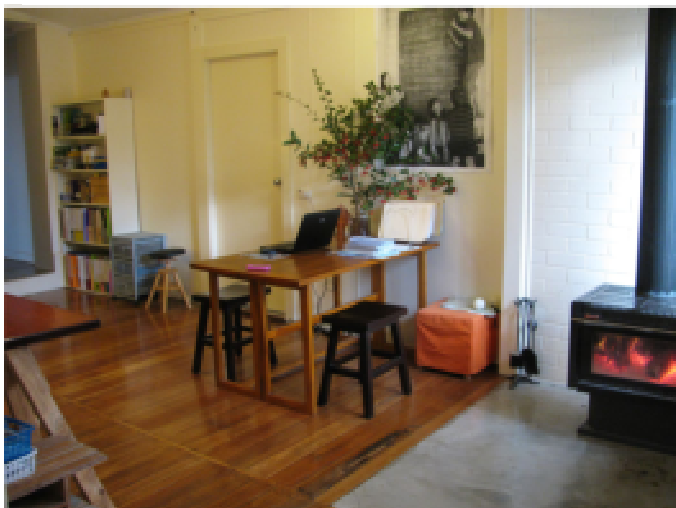
1. The Retail Shop / Gallery

- 85m2 of commercial space zoned Local Business
- Separate bathroom/kitchenette & toilet
- Dual main street frontage, exceptional exposure
- Feature classical portico entrance
- Decorative front garden with classical fence
- Huge original timber windows (light filled space!)
- Polished original timber floors
- Solar PV electricity system
- Back to base security & fire system
- Rear exit into private courtyard
- Connecting doors to Residence & Offices



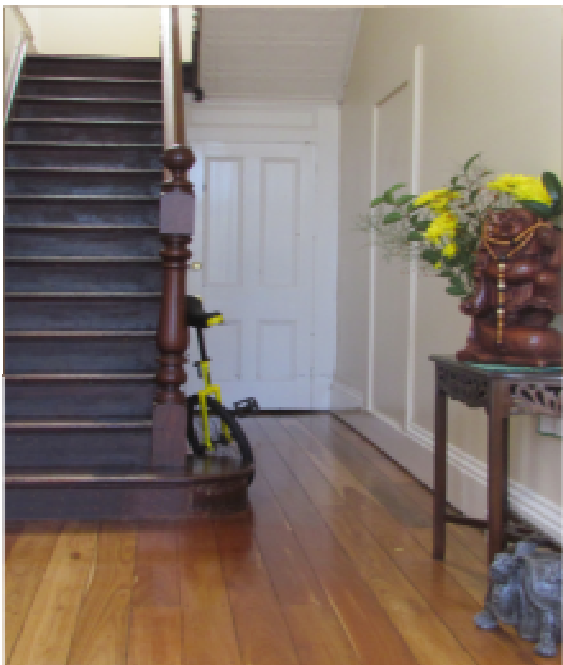
2. Professional Offices

- Two large interconnecting rooms + hall + separate toilet & bathroom, total area in excess of 42m2
- Three possible entrances allows for flexibility of use:
 - from Residence main entry: suitable for professional offices, B&B or self contained 1-bedroom unit
 - from shop: suitable for additional commercial space
 - from residence: suitable for home office, studio or extra accommodation
- Polished original timber floor
- Fireplace
- Back to base security & fire system
- Plumbing in situ for bathroom and kitchenette



NOTE for Hospitality buyers: Offices are suitable for conversion to self contained one bedroom managers residence, or extra accommodation.

The Bank
 C. 1874
 320 Grey St Glen Innes
 Tel +61400551919



3. The Residence

With a separate grand entrance off Meade St, the elegant two storey 5 bedroom residence with soaring ornate pressed metal ceilings and original timber floors is flooded with natural light from the large feature windows throughout.

Sited on 872m² land, the residence has its own solar electricity system, back to base security & fire system, and fully fenced private yard.

Downstairs Residence:

- Impressive entry hall with feature wide turned-timber staircase
- Large north facing lounge-dining room with fireplace
- Open air terrace sunroom off lounge
- Large kitchen suitable for hospitality with new stainless steel benches, 90cm stainless gas stove & electric oven, range hood, large meals area
- Large separate walk in pantry
- Laundry and separate toilet

Upstairs Residence:

- HUGE second lounge with ornate fireplace, full-length feature windows with commanding views over both street frontages, decorative wrought iron juliette balcony
- Spacious arched hallways x 2
- Master bedroom with BIRs & fireplace, large enough for a sitting area & future ensuite
- Bedroom 2: double size, BIRs & feature windows
- Bedroom 3: large double with BIRs, fireplace, decorative juliette balcony
- Bedroom 4: single bedroom
- Bedroom 5 smaller than standard, currently an art studio
- Bathroom & toilet on mezzanine level

Glen Innes, a thriving town of almost 9,000 people in the heart of the beautiful New England region of Northern NSW, is strategically located on the intersection of two major tourist and freight routes, the North-South New England Hwy and the East-West Gwydir Hwy, a 4 hour drive from Brisbane, 2 hours from the magical beauty of the North Coast beaches of NSW, one hour North of the university town Armidale and only 6 hours from Sydney.

Attractions & Tourism: A popular tourist destination all year round, Glen Innes is the base to explore the spectacular escarpments and breath-taking landscapes of the region's World Heritage National Parks. Fossick in world renowned gem-fields, (until recently responsible for more than half the world's sapphires), join the huge national and international crowd flocking to the annual "Australian Celtic festival", watch sunrise over the national monument "The Australian Standing Stones", or enjoy the clean fresh mountain air, log-fire winters, spectacular autumn displays, and superb Summers.

Economic growth: Glen Innes has a prosperous diversified economic and employment base in tourism services, retail, agriculture, technology, freight transport and support services.

Recent additions to the town include:

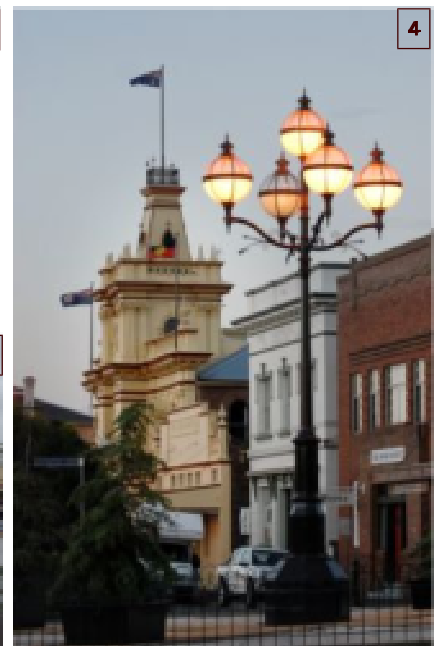
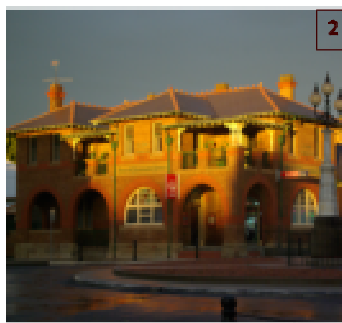
- International Flight Training School , Glen Innes Airport 2014, (this development is expected to significantly boost the population and economy)

- McDonalds Family Restaurant 2009
- Woolworths Supermarket 2008
- Reject Shop 2013
- Woolworths Caltex Service Station 2009.
- United Petroleum truck stop and restaurant 2008.

Opportunities: With 97,000 overnight visitors, 251,000 nights and a total overnight-only spend of \$27million in 2011, (<http://www.destinationnsw.com.au/tourism/facts-and-figures/local-area-profiles>) the Local Council has identified opportunities and gaps particularly in tourism services and hospitality.

Community life: A friendly and inclusive community with strong social ties to both Sydney and Brisbane, Glen Innes is well serviced with a huge array of sport venues & clubs (including an indoor sports centre, skating rink, bowls and a swimming pool) a thriving arts community with a cinema and Arts Council, schools, TAFE, Library, a hospital and well established community and medical services. The bustling university town of Armidale an hour south further enlivens local culture. The spectacular beaches of Northern NSW and the National Parks are popular weekend destinations.

Note: This is the first time "The Bank" has been offered for sale since its conversion from a functioning bank.



1. actual view from upstairs lounge at night
2. actual view from sunroom
3. actual view from juliette balcony
4. town hall , visible also in (3) above

The Bank
 C. 1874
 320 Grey St Glen Innes
 Tel +61400551919