

FOR SALE

G02/68-70 Eldridge Road
Bankstown





TABLE OF CONTENTS	3
EXECUTIVE SUMMARY	4
THE PROPERTY	5
THE LOCATION	6
TENANCY SCHEDULE	7
PLANNING	8
SALES PROCESS, INSPECTIONS & ENQUIRIES	9

PROPERTY ADDRESS

G02/68-70 Eldridge Road, Bankstown NSW 2200

THE OFFERING

Medical retail opportunity in the heart of Bankstown's medical precinct. One car space on title.

LEGAL DESCRIPTION

Lot 57 in SP70730, as a leasehold title estate created by Lease 6075647 as regards part formerly in 6/SP60875 and lease 6075679 as regards part formerly 38/SP60875. **Leasehold expires 21/10/2049.**

Leasehold is from South Western Sydney Area Health Service:

- Leasehold is to a NSW Government Organization.
- Strong potential to be renewed in 2049.

NET INCOME

\$70,019.40 - 100% of outgoings paid by tenant.

BUILDING AREA

Internal Area - 65sqm

Car Space - 14sqm

Total Strata Area - 79sqm

PLANNING

SP2 - Infrastructure under the Canterbury-Bankstown Local Environmental Plan 2023.

METHOD OF SALE

The Property shall be sold via Expressions Of Interest, closing at 4pm on Thursday, 29th August, 2024.

PROJECT TEAM

David Khoury

General Manager
TGC Property Group

Paul Hunter

Director
Metropolitan Sales

M 0401 508 988
E davidk@tgc.com.au

M 0412 764 682
E paulh@tgc.com.au

THE PROPERTY

Located within Bankstown Hospital, a fantastic retail opportunity.

The property is to be sold on a leasehold (expiring 21/10/2049) basis, being part of Bankstown Hospital. Currently tenanted by a medical retailer, the opportunity is to establish a cross-dependent, related retailer of your own once the lease expires, or capitalize on the existing long-term tenancy in place.

Situated on the ground floor, the building is nonetheless well kept with lift and stair access.

Bankstown-Lidcombe Hospital

The adjoining Bankstown-Lidcombe Hospital will be built on a new site and will provide space for a range of expanded health services.

The property will benefit from this expanded capacity and patronage, not to mention the significant population increase Canterbury-Bankstown will experience in the coming years.

Bankstown Metro

With works commenced, the Sydney Metro rail line will operate to an expanded route - from the existing Tallawong to Chatswood track, now from Tallawong to Sydenham.

Bankstown and the southwest will be part of the next stage of works, and will revolutionize the public transport network in Southwest Sydney.

Estimated travel times are as follows:

- Central to Sydenham in 7 minutes
- Sydenham to Chatswood in 22 minutes

THE LOCATION



Bankstown is the unofficial capital of the Canterbury-Bankstown area, and a major centre in the Southwest, second only to Liverpool.

Home to Western Sydney University campuses and set to benefit from the expended Southwest Metro project, the area is rapidly evolving and is set to welcome a massive influx of residents over the next few years.



TENANCY SUMMARY

Tenant	Sunny Days Chemist
Commencement Date	1 June 2022
Expiry Date	31 May 2027
Term	5 years
Option	3 x 5 year options
Rental per annum	\$70,019.40
Increases	3.5% annual fixed
Outgoings	100%



PLANNING

Canterbury-Bankstown Local Environmental Plan 2023

Zoning	SP2 - Infrastructure (Health Services Facility)
Floor Space Ratio	N/A
Height	9m

Objectives of Zone

- To provide for infrastructure and related uses,
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

Permitted with Consent

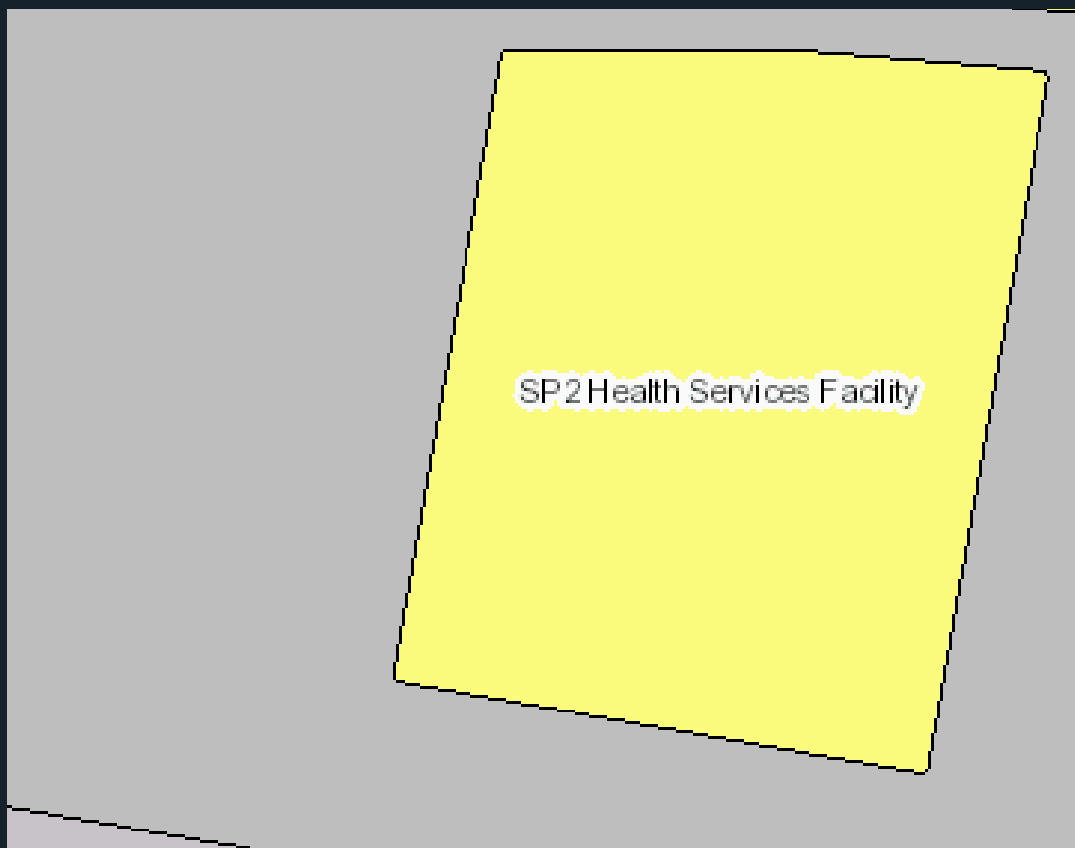
Aquaculture, Roads, The purpose shown on the Land Zoning Map including any development that is ordinarily incidental or ancillary to development for that purpose.

Permitted without Consent

Nil

Prohibited

Any development not specified in Item 2 or 3.



SALES PROCESS

G02/68-70 Eldridge Road, Bankstown shall be sold via Expressions Of Interest (EOI), closing at 4pm on Thursday, 29 August.

INSPECTIONS & ENQUIRIES

Please contact the exclusive selling agents for more information or to schedule an inspection.



DAVID KHOURY

General Manager
TGC Property Group

M 0401 508 988
E davidk@tgc.com.au



PAUL HUNTER

Director
Metropolitan Sales

M 0412 764 682
E paulh@tgc.com.au



DISCLAIMER

No responsibility is accepted should any third party use or rely on the whole or any part of the content of this proposal.

Whilst care has been taken to verify the accuracy of the information herein, no warranty is given. TGC Property Group will not be held responsible for any error or misdescription which may appear.

All parties should make their own enquiries in all respects.

Any projected rentals or prices mentioned herein are estimates only and are not - and cannot be - guaranteed.

This is not a valuation. All areas are approximate only and are provided subject to formal survey.

The whole of the contents of this report is the property of TGC Property Group. No part of it may be reproduced without written consent.