



INFORMATION MEMORANDUM

FOR SALE

**5 ORIENT ST
BATEMAMS BAY**



BATEMANS BAY NSW

5 ORIENT ST

BATEMANS BAY, THE LARGEST COASTAL COMMUNITY BETWEEN WOLLONGONG AND THE VICTORIAN BORDER, IS LOCATED 278 KM SOUTH OF SYDNEY ON THE PRINCES HIGHWAY.

BATEMANS BAY IS THE CLOSEST SEASIDE CITY TO CANBERRA, MAKING BATEMANS BAY A POPULAR HOLIDAY DESTINATION FOR RESIDENTS OF AUSTRALIA'S NATIONAL CAPITAL. GEOLOGICALLY, IT IS SITUATED IN THE FAR SOUTHERN REACHES OF THE SYDNEY BASIN. BATEMANS BAY IS ALSO A POPULAR RETIREE HAVEN, BUT HAS BEGUN TO ATTRACT YOUNG FAMILIES SEEKING AFFORDABLE HOUSING AND A RELAXED SEASIDE LIFESTYLE. OTHER LOCAL INDUSTRIES INCLUDE OYSTER FARMING, FORESTRY, ECO-TOURISM AND RETAIL SERVICES.

IT HAS BEEN DESCRIBED AS AN IMPORTANT SERVICE CENTRE FOR A COMMERCIAL AND AGRICULTURAL REGION SPECIALISING IN SAWMILLING, DAIRYING, CATTLE, FISHING AND OYSTER-FARMING BUT PRIMARILY IT IS AN ECONOMY DRIVEN BY TOURISM.

AT THE 2016 CENSUS, BATEMANS BAY HAD A POPULATION OF 11,294. A LARGER URBAN AREA SURROUNDING BATEMANS BAY ALSO INCLUDING LONG BEACH, MALONEYS BEACH AND THE COASTAL FRINGE EXTENDING SOUTH TO ROSEDALE HAD A POPULATION OF 16,485 AT JUNE 2018.

DESCRIPTION

5 ORIENT ST

CENTRALLY LOCATED IN THE HEART OF BATEMANS BAY CDB IS 5 ORIENT ST. BOASTING DUAL FRONTAGE OPENING ONTO ORIENT ST AND ENCAPSULATING THE OCEAN VIEW FROM THE PROMENADE WITH DIRECT ACCESS TO MARA MIA WALKWAY.

5 ORIENT ST IS A 2 STORY COMMERCIAL BUILDING IN BATEMANS BAY CBD. DIVIDED INTO 4 TENANCIES WITH TWO GROUND FLOOR TENANCIES AND TWO 1ST FLOOR TENANCIES. 1ST FLOOR ACCESS IS VIA A CENTRAL STAIRCASE OR VIA ELEVATOR PROVIDING DISABLED ACCESS THROUGHOUT. THE BUILDING IS SUITABLE FOR ALL TYPES OF INDUSTRY AND ALSO CONTAINS A 1500LT GREASE TRAP.

GROUND FLOOR

THE GROUND FLOOR IS DIVIDE INTO 2 TENANCIES.

SHOP 1

SHOP 1 FRONTS ORIENT ST AND IS CURRENTLY OCCUPIED BY DESIGNED FURNITURE. SHOP 1 IS 133SQM IN AREA WITH DUAL ACCESS FROM THE STREET OR COURTYARD. EXISTING FITOUT INCLUDES AIR CONDITIONING, TILED FLOORING AND AMENITY.

SHOP 2

SHOP 2 FRONTS THE PROMENADE. IS 158SQM IN AREA AND IS CURRENTLY VACANT AND HAS EXISTING FITOUT IN PLACE SUITABLE FOR CAFÉ, RESTAURANT OR BAR. FITOUT INCLUDES BAR, KITCHEN EXHAUST HOOD & COOL ROOM. SHOP 2 IS FURTHER ENHANCE WITH AN OUTDOOR DINING AREA UNDER THE ROOFLINE WITHIN THE PROPERTY BOUNDARY

DESCRIPTION

5 ORIENT ST

FIRST FLOOR

THE FIRST FLOOR IS DIVIDE INTO 2 TENANCIES.

OFFICE 1

OFFICE 1 FRONTS ORIENT ST AND WAS RECENTLY OCCUPIED BY SOUTH COAST MEDICAL SERVICE ABORIGINAL CORPORATION ON A MONTH TO MONTH BASIS. OFFICE 1 IS 141SQM IN AREA WITH DUAL ACCESS FROM THE STREET OR COURTYARD. VIA STAIRS OR LIFT. EXISTING FITOUT INCLUDES AIR CONDITIONING AND STAFF AMENITY.

OFFICE 2

OFFICE 2 FRONTS THE PROMENADE. IS 139SQM IN AREA AND IS CURRENTLY VACANT AND HAS EXISTING FITOUT IN PLACE SUITABLE FOR CAFÉ, RESTAURANT OR BAR. FITOUT INCLUDES BAR, KITCHEN EXHAUST HOOD & COOL ROOM. SHOP 2 IS FURTHER ENHANCE WITH AN OUTDOOR DINING AREA ON THE BALCONY WITHIN THE PROPERTY BOUNDARY.



VIEW

5 ORIENT ST





VIEW

5 ORIENT ST



ZONING

5 ORIENT ST

LOCAL AUTHORITY: EUROBODALLA SHIRE COUNCIL

PLANNING: EUROBODALLA BATEMANS BAY REGIONAL CENTRE DEVELOPMENT CONTROL PLAN

ZONE: BATEMANS BAY B4 MIXED USE ZONE

FORESHORE PRECINCT

THIS WATERFRONT AREA ENCOMPASSES THE HISTORIC WORKING WATERFRONT, THOSE PARTS OF THE PUBLIC RECREATION ZONE FRONTING THE FORESHORE AND AREAS THAT HAVE TRADITIONALLY SERVED AND WILL CONTINUE TO SERVE THE RETAIL MAIN STREETS. THE FORESHORE PRECINCT OFFERS OPPORTUNITIES FOR RECREATIONAL ACTIVITIES ACCESSIBLE TO THE TOWN CENTRE, NEIGHBOURING RESIDENTIAL AREAS AND THE WIDER COMMUNITY. THE PRECINCT SHOULD BE DISTINCTIVE IN ITS PRIME RETAIL PURPOSE YET FOCUSED ON AN ACTIVE MIXED USE DEDICATED TO GENERAL AND TOURIST RELATED RETAIL OUTLETS. ALSO, ITS ENTERTAINMENT AND UPPER-LEVEL MIXED-USE AREAS SHOULD BE DEDICATED TO COMMERCIAL SPACE, TOURIST ACCOMMODATION AND LIMITED RESIDENTIAL.

THE INTERSECTION OF CLYDE, ORIENT AND NORTH STREETS, WITH ITS EXISTING ACTIVE RETAIL PRESENCE, ANCHORS THIS PRECINCT AS THE HUB OF THE TOWN CENTRE. THE ENHANCEMENT OF THIS AREA, INCLUSIVE OF NEW DEVELOPMENTS, AND THE INTERACTION BETWEEN RETAIL ACTIVITY AND FORESHORE AMBIENCE, WILL FURTHER HEIGHTEN ITS VALUE AS THE FOCUS FOR THE TOWN. BUILDINGS FRONTING THE 'HUB' SHOULD INCLUDE STREET LEVEL ACTIVITIES THAT FUNCTION OVER LONGER HOURS, PARTICULARLY DURING WEEKENDS AND EXTENDED DAYS DURING PEAK TOURIST SEASON.



LEASE SUMMARY

5 ORIENT ST

INCOME

SHOP 1

LESSEE: DESIGNED FURNITURE
LEASE TERM: MONTH TO MONTH
RENT: \$32,272.76 PA

SHOP 2

LESSEE: VACANT
RENT: \$52,140.00 PA
(ESTIMATED)
+ OUTGOINGS

OFFICE 1

LESSEE: VACANT
RENT: \$39,480.00 PA
(ESTIMATED)
+ OUTGOINGS

OFFICE 2

LESSEE: VACANT
RENT: \$38,920.00 PA
(ESTIMATED)
+ OUTGOINGS

ESTIMATED GROSS INCOME:

\$162,812.76PA

OUTGOINGS

RATES	\$ 9,278.51
LAND TAX	\$ 4,178.65
WATER & SEWERAGE	\$ 1,957.02
INSURANCE	\$ 7,197.37
TOTAL	\$22,611.55

ESTIMATED NET INCOME:

\$140,201.21 PA

METHOD OF SALE:

PRIVATE TREATY

PRICE:

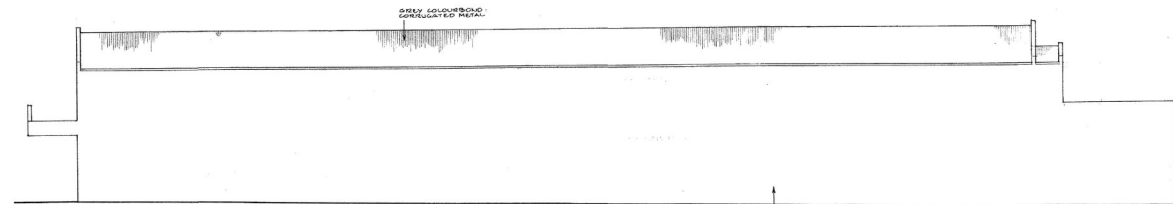
BY NEGOTIATION.



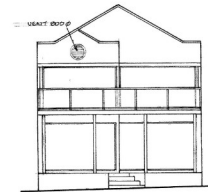
ALPHA
COMMERCIAL PROPERTY

PLAN

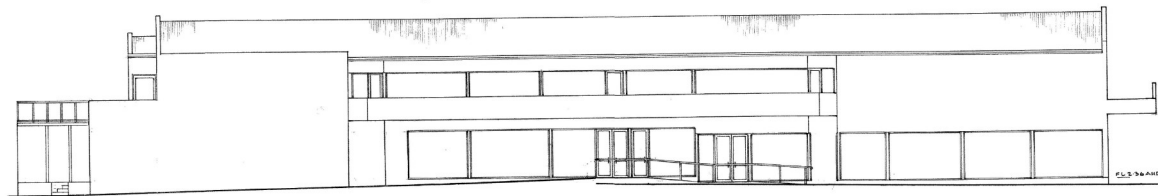
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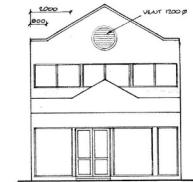
SOUTH ELEVATION



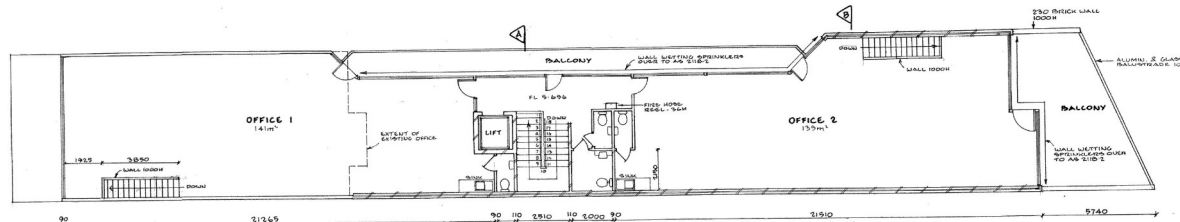
EAST ELEVATION



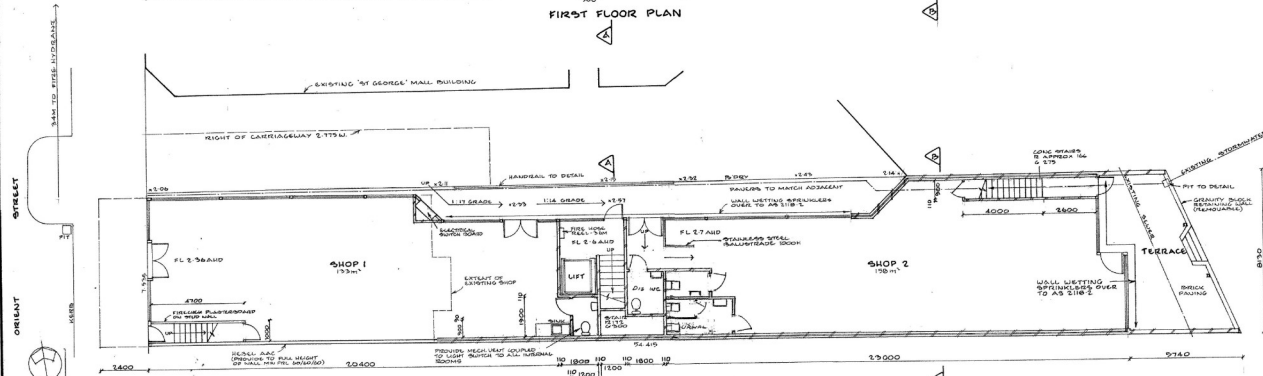
NORTH ELEVATION



WEST ELEVATION



FIRST FLOOR PLAN



SITE & GROUND FLOOR PLAN

- ALL DOORS POINT TO BE LOCATED MIN 900MM ABOVE FLOOR LEVEL
- FIRE SAFETY PRESCRIBED
- 90MM FIRE RATED GLASS AND BRONZE ON DOOR - TO AS 2841
- SMALL MATTING OVERDOORS TO AS 2841
- FIRE HYDRANTS - EXISTING
- PORTABLE FIRE EXTINGUISHERS TO AS 2454
- AUTOMATIC SMOKE DETECTORS & ALARM SYSTEM TO AS 1670
- LAMPING SIGN ABOVE USE OF LIFT IN FEE
- EMERGENCY LIGHTING TO ALL CORP, OFFICES & STAIRWAY
- EXIT SIGNS ABOVE EACH DOORWAY PROTECTING SUITE

FLOOR AREAS:
EXISTING SHOP 106m²
OFFICE 108m²
ADDITIONAL SHOP AREA: 126m²
OFFICE: 115m²
FOYER, LIFT, PLANT ROOM ETC. 95m²

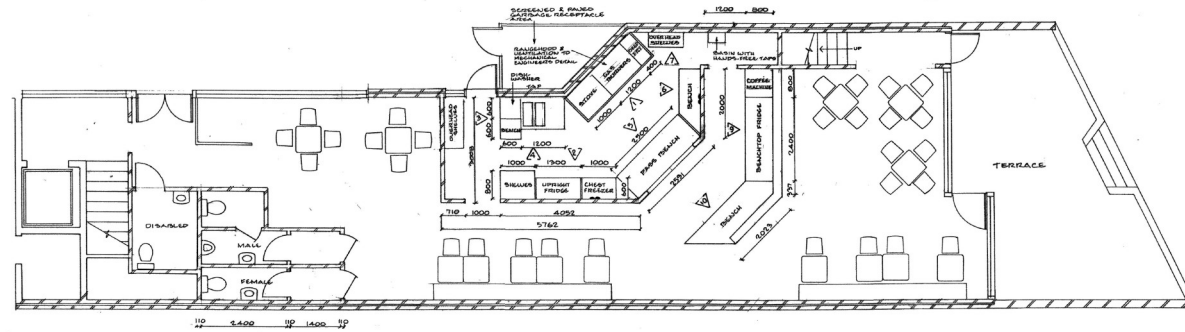
AMENDED 19-10-06
PROPOSED ADDITIONAL SHOP & OFFICE LOT 10 DP 586126 ORIENT STREET BATEMANS BAY

23-7-06
(8-5-06)

PLAN

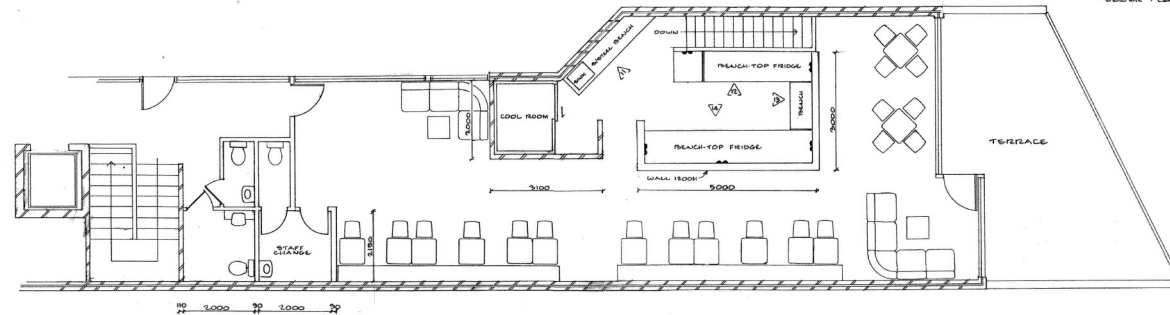
5 ORIENT ST

SHOP 2



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OFFICE 2



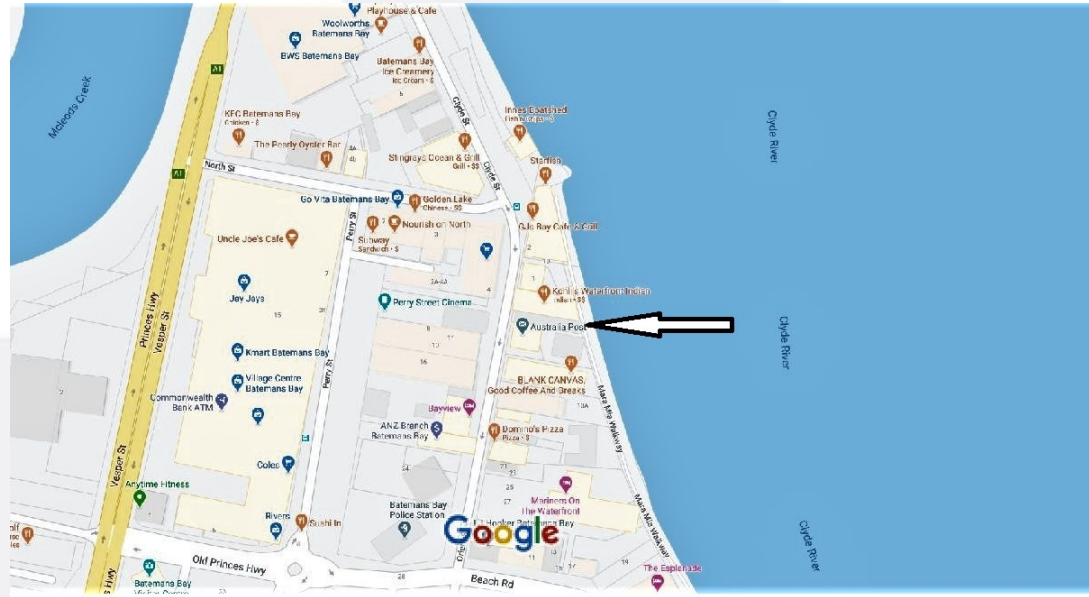
- DELIVERIES FROM LOADING DOCK IN FRONT OF 'RAY OFFICE SUPPLIES'
- DISABLED ACCESS: REFER TO APP PLANS
- FOR GREASE TRAP DETAILS SEE SEWER PLAN

TILES FLOOR TO CEILING



SITE

5 ORIENT ST





CONTACT

5 ORIENT ST

FOR ALL SALES ENQUIRIES PLEASE CALL THE SELLING AGENT. DETAILS BELOW:

SELLING AGENCY: ALPHA COMMERCIAL PROPERTY

LICENCE No: 10058957

SELLING AGENT: CHRIS DRAKAKIS

LICENCE No: 1628561



PHONE: 0417 438 931

EMAIL: CHRIS@ALPHACP.COM.AU

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