



5/51 Tweed Coast Road, Bogangar

Established Commercial Premises with Flexible Retail Potential | Bogangar

LJ Hooker Commercial Southern Gold Coast is pleased to present this established 150m² commercial premises* for lease in the heart of Bogangar, NSW.

Having successfully operated as a medical practice for approximately 25 years, the property offers an established local presence and a highly functional existing fit-out. While ideally suited to continued medical or allied health use, the versatile configuration also lends itself to a broad range of retail, professional, beauty, wellness and service-based operators.

The existing layout includes a welcoming reception and waiting area, five separate rooms, a dedicated treatment room and two storage areas, providing incoming tenants with flexibility to adapt the premises to their individual business requirements.

The configuration could suit operators including medical and allied health, beauty and wellness, professional services, consulting, specialty retail, training and education, or other customer-facing

FOR LEASE

\$50,000p.a + GST and Outs

BUILDING AREA

150sqm

AGENTS

Dominic Eaves

0406 541 278

dominic@ljhookersgc.com.au

AGENCY

Southern Gold Coast

(07) 5576 5500

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker Commercial**

businesses, subject to relevant approvals.

Having served the local community for more than two decades, the premises benefits from strong local recognition and is positioned within a growing coastal catchment with an expanding residential population.

Property Features

- " 150m²* Commercial Premises
- Approximately 25 Years of Established Medical Use
- Flexible Existing Fit-Out
- Reception & Waiting Area
- Five (5) Separate Consulting / Office Rooms
- Dedicated Treatment / Multi-Purpose Room
- Two (2) Storage Rooms
- Established Local Presence & Community Recognition
- Positioned Within a Growing Residential Catchment
- Suitable for Medical, Allied Health, Beauty & Wellness
- Potential for Professional Services, Specialty Retail, Consulting or Training Uses*

This is an excellent opportunity for an incoming operator to secure an established commercial premises with a flexible layout in the growing Bogangar community.

For further information or to arrange an inspection, please contact Dominic on 0406 541 278 for further details or to organise an inspection.

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

MORE DETAILS

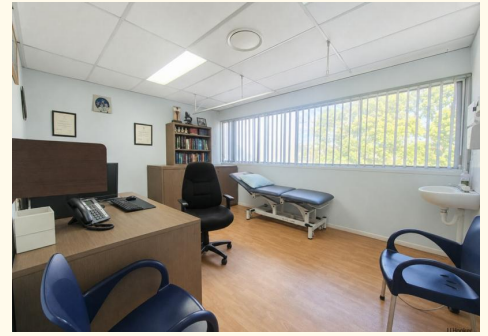
Property ID	1ZFHXB
Property Type	Medical/Consulting Retail Offices
Building Area	150 m2
Land Area	1126 m2
Parking	20

Dominic Eaves 0406 541 278

Senior Commercial Sales & Leasing Specialist |
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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

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