



59 & 66-68 Princes Highway, Cobargo

EXCITING COMMERCIAL OPPORTUNITIES COMING TO COBARGO

A vibrant new chapter is unfolding in the heart of Cobargo with the development of a dynamic precinct designed to breathe life and opportunity into the town centre. This landmark development will offer exciting commercial and residential opportunities upon completion.

The new precinct will be set across multiple buildings and will feature:

- Five residential apartments
- A new Post Office
- A Co-Working Space
- A Health Hub
- Cafe/Restaurant
- Multiple retail tenancies with Princes Highway frontage

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BUILDING 1 - THE MARKET HALL

Located on the eastern side of Cobargo's main street, The Market Hall will be an inviting space where the community can enjoy

FOR LEASE

Contact Agent

BUILDING AREA

14-100sqm

AGENTS

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AGENCY

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shopping at unique marketplace retail stores, dining at the cafe/restaurant, and connecting with friends and visitors in a welcoming environment.

FOR LEASE: TURNKEY CAFE/RESTAURANT

A rare opportunity for a hospitality operator to step into a premium fully fitted, ready to go cafe/restaurant facility.

With a commercial kitchen already in place this offers an incredible opportunity to walk in and operate from day one. Perfect location in the heart of the village.

Front of House features: a bespoke front counter, cake & sandwich cold display, pie oven, drinks fridge, dedicated coffee station area with milk fridge, and indoor seating area.

Back of House offers: brand-new commercial kitchen with stainless steel benches, food pass, wash and prep sinks, 7-tray combi oven, electric cooktop, single basket deep fryer, fridges/freezers and a commercial dishwasher - all stainless steel appliances. Includes a commercial cool room, 2900 x 2600 x 2750 (Nominal).

The cafe/restaurant is located within the Market Hall and includes approximately 50 sqm of alfresco dining space in the covered courtyard, accommodating approx 60 additional covers. There is also the option of having a 19.8 sqm secure lock-up storage area as part of the lease.

FOR LEASE: THREE RETAIL SHOP SPACES

- Three (55sqm, 56sqm and 23sqm) retail spaces available, smaller of the three with exclusive street frontage - (23sqm space UNDER OFFER)
- Wet points provided
- Air conditioning included
- High ceilings and natural light
- Lino flooring throughout

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BUILDING 2 - THE VILLAGE SQUARE

Located on the western side of Cobargo's main street, The Village Square has been thoughtfully designed to bring people together. The precinct provides spaces to work, study, shop, connect with the community, and enjoy access to allied and complementary healthcare services through a new purpose-built Health Hub.

FOR LEASE: THE HEALTH HUB CLINIC

Are you an established business running an allied health, integrative or multi-modality clinic in the Bega Valley or beyond? Are you looking to move or expand your services to a new or second location? This is a rare opportunity to lease a newly built modern premises, fitted with all the mod-cons as a ready-to-go professional clinic space.

This is a standout opportunity that would suit a variety of practitioners like acupuncturists, clinical naturopaths, chiropractors, osteopaths, podiatrists, massage therapists, women's health services, mental health service providers or a single business offering multiple services in a single location.

Includes;

- Front reception desk & seating area
- On-site toilet amenities
- 5 professional consulting rooms
- Fully soundproof ensuring patient privacy

- Commercial finishes
- Plenty of natural light
- Hand sinks in each room with hot/cold water supply

Seeking the right business or entity to take on the tenancy, ideally to expand upon the allied health and wellness service provision to the village and surrounding district.

Note: As this tenancy shares a common front reception desk with the Co-work space there is the option to lease the Health Hub and Co-Working space under one lease.

FOR LEASE: THE CO-WORKING SPACE
Located adjacent to the Health Hub.

Includes;

- 1 Meeting/Conference room available for hire (seating 8-10 people)
- Central kitchenette with dishwasher and tea/coffee station
- On-site toilet facilities
- Outdoor semi-covered courtyard with seating breakout area
- Balcony for breaks and fresh air

FOR LEASE: FIVE RETAIL SPACES
Five ground-level retail spaces available to choose from:

Shop 1 (27.2sqm) - UNDER OFFER

Shop 2 (22.6sqm)

Shop 3 (45sqm), offers a larger footprint to its neighbours, an ideal location for an Accredited Information Centre or tourism oriented business or an indoor market-style collective.

Shop 4 (21sqm)

Shop 5 (22.2sqm)

All the retail spaces offer;

- Abundant natural light and high ceilings
- Wet points provided
- Air conditioning included
- Commercial lino flooring throughout

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Whether you're a business owner seeking to set up, relocate or expand, this is a rare opportunity to be part of Cobargo's exciting transformation. To learn more or to register your interest in the commercial leasing opportunities, call or email the LJ Hooker Bega rentals team.

Stay tuned for updates - the grand opening is just around the corner!

- Please note the images of the facilities are artist impressions only and may not be an exact representation of the end product on completion.

MORE DETAILS

Property ID NZ7FGN
Property Type Retail
Medical/Consulting
Offices
Building Area 14.4-100 m2

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