

High Profile Corner Opportunity

HAMILTON CBD | Cnr Tristram & Pembroke Streets

For Sale



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naiharcourtshamilton

Description

- 295sqm floor area plus on-site car parking
- 5 consulting rooms plus procedure room
- Ideally set up for medical use
- Main thoroughfare location on fringe CBD (Hamilton's medical mile) and close to Hamilton Courts
- Building was reclad in 2013
- Vacant possession

Location

Situated in a highly visible location on a main CBD arterial, with over 17,000 vehicles passing this central city site daily. Located next to Nood, Betta Electrical and Colour Plus. Other near neighbours include Anglesea Medical Clinic and other medical/legal practices.

Zoning

Business Zone 4: Large Format Retail under the Hamilton City Council Operative District Plan

Legal Description

Unit 7 and 1/3 share in Accessory Unit 5 Deposited Plan South Auckland 72161 as contained in Certificate of Title SA61B/797

Floor Area (approx.)

Total Floor Area of 306sqm
(Tenancy of 295sqm plus 11sqm share of common area)

Car Parking

Shared use of 52 car parks on-site (5 allocated)

Seismic Rating

Initial Evaluation 2013: 83% NBS

Tenancy Details

Vacant Possession

Method of Sale

AUCTION – 11am, Thursday 10th December 2020, NAI Harcourts Auction Room, Corner Victoria & London Streets, Hamilton (Unless Sold Prior)



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