

Situated on Peel Street, the premises consists of an open plan office, reception area, separate enclosed office, conference room, kitchen and men's and women's bathroom, as well as the potential for off street parking at the rear of the property.

The area of the proposed premises to be leased is approximately 187m².

The premises has previously been occupied by a real estate agency and would be suitable for other commercial premises that are able to utilise and activate this site in the CBD.

INFORMATION FOR INTERESTED PARTIES REGARDING THE LAND AND IMPROVEMENTS

1. LAND USE

The land is currently a developed site for multiple commercial premises.

Potential uses of the property may require consent from Council or a development application to be approved. It is recommended that a pre-development application meeting with Council's Development and Approvals team is considered before making submissions in relation to this Expression of Interest. Information on Council's pre-development application services can be found at: [Pre DA-Services | Tamworth Regional Council \(nsw.gov.au\)](https://www.tamworthregional.nsw.gov.au/pre-development-services)

1.1 Permitted Without Consent

Roads.

1.2 Permitted With Consent

Amusement centres; Artisan food and drink industries; Attached dwellings; Backpackers' accommodation; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Creative industries; Entertainment facilities; Function centres; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; Any other development not specified in item 1.1 or 1.3

1.3 Prohibited

Agriculture; Airstrips; Air transport facilities; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipad; Highway service centres; Industrial retail outlet;

Industrial training facilities; Industries; Jetties; Liquid fuel depots; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Research stations; Residential accommodation; Rural industries; Service stations; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle sales or hire premises; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies

2. LAND CLASSIFICATION AND ZONING

The land is zoned E2 Commercial Centre .

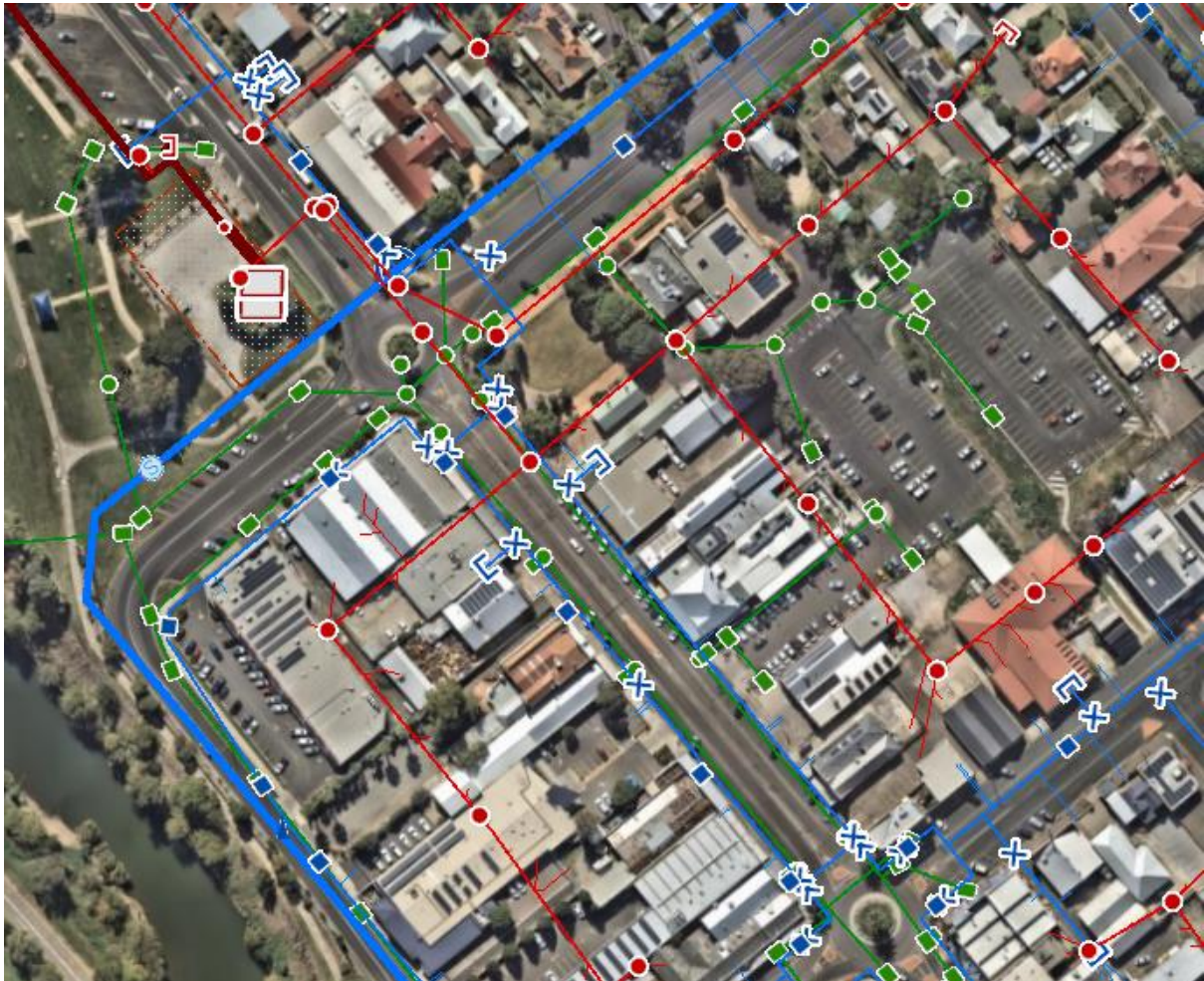
3. TITLE REFERENCE

The land to be leased is part Lot 1 DP779538 as identified in the aerial image below.

AERIAL VIEW



MAP OF SERVICES INFRASTRUCTURE



A map showing the location of water (blue), sewer (red) and stormwater (green) services and associated infrastructure

PHOTOS OF PREMISES

