



## Thriving Main Street Medical Centre Tenancies

Medical/Consulting

Suite 6, 21 Napoleon Promenade, Vasse, WA 6280

**Floor Area:** 51 m<sup>2</sup>

### Property Description

This 51m2 tenancy is now available as a blank canvas ready for tenant's customised fit out or the lessor will negotiate fit out as part of the lease agreement.

The Centre is currently home to a medical practice, pharmacy, dentist, physiotherapist, exercise rehabilitation group and psychologists.

Anchored by Duchess Medical, a trusted, local medical practice who has been operating in Busselton since 1987, the Centre fronts onto the Napoleon Promenade main street, benefiting from the some 2,000,000 vehicles that are anticipated to use the street per annum (figure based on current average traffic volumes).

Suitable for a variety of uses, this tenancy is ready for fit out to commence, including a glass shop front and toilet.

On Completion, Vasse Estate will be home to some 2,100 residential lots, 150 business park lots, a retirement village, two primary schools, a public high school and the proposed new South West Institute of Technology (SWIT) / TAFE.

Terms, lease rates and incentives all negotiable, call Leasing Agent Sam ...

### For Lease

POA  
Plus Outgoings

### Additional Details

|                     |                  |
|---------------------|------------------|
| <b>Building</b>     | <b>Outgoings</b> |
| Whole               | \$4371           |
| <b>Lease Expiry</b> |                  |
| Apr 04, 2019        |                  |



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