

Storage units (Ave 3 x 3 metres)

\$20.00 + GST

## **Business**

### **Commercial Premises**

Gloucester offers a number of different opportunities for the potential relocating or new start up Business. These opportunities include mains street retail and commercial premises, service business opportunities and the traditional industrial area business opportunities. The town has a very active and supportive Chamber of Commerce, whose membership is willing to work with new businesses and their objectives.

Council is happy to conduct pre development application meetings with potential developers and copies of Council's Commercial Strategy and Local Environment Plan are available for the potential purchaser's perusal. The Commercial strategy sets out the planning vision for the Gloucester District for the next 10-20 years and gives some direction with potential land uses and current land zonings in the shire. These documents are available by contacting council or by referral to the Gloucester Shire Web Site from the top left and side of this page.

### **Retail and Commercial Land Options**

The business centre or CBD precinct is a traditional regional town business area with numerous different styles and sizes of retail premises. Although the centre currently has 100% occupancy there are options to access space in both the main street area and in secondary streets in more professional/ commercial type premises.

Due to the high occupation levels the leases available, tend to longer term leases on negotiated terms, but with values of around so much to so much per square metre. There are both premises available for purchase and lease and potential businesses should discuss their requirements with local Real Estate Agents to secure advice on currently available opportunities and cost structures for the same.

### **Industrial Land**

Gloucester has a significant area of land set aside in a number of dedicated 4a industrial subdivisions which are adjacent to the southern entry to the town. The industrial areas reflect both the historical industrial area with smaller lot sizes and much closer to the business centre and as you move southward a wider selection of lots sizes and layouts to reflect the needs of most business in the later developed industrial lots.

For new Businesses to town there are three options to secure premises;

1. Purchase a parcel of land and proceed with a development.
2. Purchase an existing land lot with operating facilities already established
3. Look to lease premises within the industrial zone that will allow your development to operate.

### **Purchase Land Option**

Of the Industrial zoned land in Gloucester about 70% has been developed and there are a number of undeveloped lots currently available for sale. Lots vary in size from 1000 square metres to almost 5000 square metres and can be purchased for approximately \$25.00 – 40.00 per square metre. Interested purchasers should approach local agents with a view to potential purchases

### **Purchase of existing Premises**

Like the stocks of undeveloped industrial land there are a number of lots available in Gloucester, which have buildings and structures already established which are available for sale. Contact with local agents will give you a good snapshot of values and what is available for any given figure.

### **Lease of an Establishment**

There are currently a number of facilities available for lease in the Industrial area and a number of landowners who are prepared to develop purpose built premises based on reasonable length and terms of tenancy. Current lease rates obviously depend on the facilities available but can be negotiated for approximately \$250 -\$600 dollars a week with actual available shed space at approx \$50 -\$75 per annum.

Council or any of the local agents have a database of businesses committed to the development of purpose built lease facilities should you seek to obtain such information. Contact Councils Economic Development Officer Ph 65385250

### **Real Estate Enquiries**

Dwyer Young PRD

James Gooch – Ph - 65581205 – 76 Church Street, Gloucester

[www.dwyeryoung.com.au](http://www.dwyeryoung.com.au)

Elders Real Estate

John Hannaford – Ph - 65582922 – 38 Church Street, Gloucester

[www.elders.com.au/gloucester](http://www.elders.com.au/gloucester)

Ellis and Butler

Ben Mitchell - Ph - 6558 9901 -137 Church Street, Gloucester

[www.rural marketing.com.au](http://www.rural marketing.com.au)

Gloucester First National

Kim Wiesner –Ph - 6558 9077 - 135 Church Street Gloucester

[www.gloucesterfirst.com.au](http://www.gloucesterfirst.com.au)

Webb Brothers

Richard Webb – Ph - 65581507 – 83 Church Street, Gloucester

[www.webbs.com.au](http://www.webbs.com.au)