

Vets: owner's readiness checklist

Leasing and site strategy for veterinary practices, clinics and animal hospitals.

WHY IT MATTERS

Veterinary practices and animal hospitals are resilient, service-driven occupiers with specific fit-out, access and acoustic needs. We help owners secure veterinary tenants, structure leases that reflect their clinical fit-out investment, and position sites in catchments where pet-ownership demand supports long-term tenure.

1. WHAT TO HAVE READY

- ☐ Leasing to veterinary practices, clinics and animal hospital groups
- ☐ Lease structuring around clinical fit-out, noise and waste requirements
- ☐ Site and catchment analysis for veterinary demand
- ☐ Renewal and rent review negotiation

2. OUTCOMES TO AIM FOR

- ☐ Veterinary occupiers secured on terms that recover fit-out investment
- ☐ Sites matched to catchments with strong pet-ownership demand
- ☐ Leases that account for noise, waste and after-hours operation
- ☐ Durable income from a defensive, non-discretionary service occupier

3. HOW THE ENGAGEMENT RUNS

Assess: Review the site's suitability for veterinary use, access and parking.

Position: Define the leasing strategy for practices and animal hospital groups.

Execute: Market to operators and negotiate terms in the owner's interest.

Manage: Support fit-out, compliance and handover through to rent commencement.

4. WHO THIS IS FOR

Owners of retail, industrial or standalone sites suited to veterinary use, and investors targeting animal-health income.

5. QUESTIONS WORTH ASKING

Is my site suitable for veterinary use?

We assess parking, access, acoustics, waste handling and zoning to confirm whether veterinary or animal hospital use is viable.

Why are veterinary tenants attractive to landlords?

Fit-out investment is significant and client bases are local and loyal, which supports longer terms and reliable renewals.

What lease terms are typical?

Medium to long terms with options, structured around fit-out contribution, practice growth plans and any after-hours operation.

What compliance issues should landlords expect?

Clinical waste, noise attenuation, ventilation and radiation shielding for imaging all shape the tenancy - we flag these before heads of agreement.

Can you find a veterinary operator for a vacancy?

Yes. We approach independent practices and corporate veterinary groups with a tenancy case built around your catchment.

How do we get started?

Book a confidential discovery call and we'll review the site and veterinary demand around it.

NEXT STEP

Book a confidential discovery call at property.healthmedi.co/book and we'll map the right first step for your asset.