

Laundromat Site Checklist

Aqualogic Laundry Systems | Official Australian distributor for Wascomat

Eighteen points to work through on any prospective laundromat tenancy, from the strategic choice of location to the nitty-gritty of operational requirements. Take lots of photos. Shoot every wall end to end, every data plate (gas meter, water meter, switchboard, hot water unit), the ceiling above the intended dryer wall and the delivery path from the kerb. Sixty to eighty photos of a tenancy is normal, not excessive - we can size machines, ducting, water and power from them.

☐ 1. Location **DEAL-BREAKER**

Evaluate whether the site sits inside a shopping centre or a group of shops for optimal foot traffic. Standalone shops on quiet streets rarely carry a vended laundry on their own.

PHOTOS TO TAKE

- Wide shot of the full strip or centre showing neighbouring tenancies
- The shopfront from across the road
- Foot traffic at a weekday evening and a Saturday morning

☐ 2. Parking

Ensure there is good parking, ideally free, close to the door. Customers are carrying 5-15 kg baskets, so every extra metre of walk costs trade.

PHOTOS TO TAKE

- Car park from the shop door showing distance and bay count
- Any time-limit or paid-parking signage
- Kerbside loading options out front

☐ 3. Rent **DEAL-BREAKER**

Aim for rent under \$40K + GST + outgoings to keep overheads manageable. Also confirm the outgoings figure, which is frequently another 25-40% on top of base rent.

PHOTOS TO TAKE

- Agent's lease flyer or rental schedule
- Outgoings breakdown page

☐ 4. Local competition

Identify nearby laundromats. Old or run-down stores with small, dated machines are an opportunity rather than a threat - note their machine count, capacities, age and pricing.

PHOTOS TO TAKE

- Shopfront of every competing laundromat within 3 km
- Their price board
- Their machine line-up through the window

☐ 5. Visibility

Check the location is easily seen and reached by passing customers. Frontage glazing and clear sightlines are the cheapest marketing you will ever own.

PHOTOS TO TAKE

- Approach shot from each direction of traffic
- Existing signage zone and fascia
- Frontage at night to judge lighting

☐ 6. Council requirements **DEAL-BREAKER**

Understand any planning permits, change-of-use approvals or other council requirements for a self-service laundry at this address.

PHOTOS TO TAKE

- Any existing permits on display
- Property address plate for the council search

☐ 7. Shop size and dimensions **DEAL-BREAKER**

Ensure the shop is at least 50 m², and measure internal frontage, depth and ceiling height. Allow a 1.8 m customer aisle and 500 mm service access behind every wall machine.

PHOTOS TO TAKE

- Tape measure across the frontage and along the depth
 - Ceiling height and any bulkhead or duct drop
 - Every column, meter box, riser and fire service
 - Each wall end to end, empty of stock if possible
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☐ 8. Demographic profile **DEAL-BREAKER**

Analyse the catchment for a high percentage of renters, apartment stock and population density. Renters and unit dwellers without their own laundry are the core market.

PHOTOS TO TAKE

- Surrounding apartment and unit blocks within walking distance
 - Any nearby developments under construction
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☐ 9. Shop access **DEAL-BREAKER**

Verify doors and entryways are large enough to move equipment in and out. A stacked dryer crates at around 440 kg and 868 mm wide - check the whole path, not just the shop door.

PHOTOS TO TAKE

- Front door opening with a tape measure across it
 - Rear or loading door if there is one
 - The full path from the truck bay to the shop, including steps, ramps and tight corners
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☐ 10. Area for cooling pit / lint trap

Check whether there is space for an in-ground cooling pit or lint trap, and whether the slab can be cut for it.

PHOTOS TO TAKE

- Proposed pit or trap location
 - Existing floor wastes and their surrounds
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☐ 11. Ability to flue gas dryers **DEAL-BREAKER**

Ensure there is a means to flue gas dryers through the roof or an external wall. Short, straight, individually ducted runs above the dryer bank are what deliver rated dry times.

PHOTOS TO TAKE

- Roof space or ceiling above the intended dryer wall
 - Roof from outside, showing existing penetrations
 - External wall face where a flue could exit
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☐ 12. Gas supply **DEAL-BREAKER**

Consider gas supply capacity. As a guide, running 10 x 14 kg dryers consumes around 800 MJ/hr, so the meter and service must be sized for the full connected load.

PHOTOS TO TAKE

- Gas meter with the model and capacity plate legible
 - Meter box surrounds and pipe size at the meter
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☐ 13. Location of gas

Assess how far the gas point is from the dryer wall and the cost implications of installing a new line or upgrading the run.

PHOTOS TO TAKE

- Where the gas enters the tenancy
 - The route from the entry point to the intended dryer wall
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☐ 14. Location of water supply and pressure **DEAL-BREAKER**

Check both availability and pressure of the water supply. Machines want 200-600 kPa at the inlet, and the larger washers draw around 60 L/min per inlet.

PHOTOS TO TAKE

- Water meter and its location
 - Incoming main and any existing tap points
 - A pressure gauge reading on the tap if you can take one
 - Hot water unit, if there is one, with its data plate
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☐ 15. Electricity **DEAL-BREAKER**

Ensure the electrical supply can carry the load. 100 A is typical and three phase is ideal. You want one circuit per machine plus lighting, HVAC, signage and payment systems.

PHOTOS TO TAKE

- Open distribution board showing main switch rating and spare ways
 - Meter panel and supply type
 - Any existing RCD protection labelling
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☐ 16. Lease conditions and terms **DEAL-BREAKER**

Look for favourable terms, ideally with options taking you past 10 years, plus written landlord consent for gas, water, drainage and roof penetrations. Check make-good obligations.

PHOTOS TO TAKE

- Lease term and options page
 - Permitted use clause
 - Make-good clause
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☐ 17. Building restrictions

Investigate restrictions such as heritage overlays, strata by-laws or centre rules that could block ducting, signage or trading hours.

PHOTOS TO TAKE

- Building facade and any heritage plaque
 - Centre or strata signage and rules board
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☐ 18. Type of flooring **DEAL-BREAKER**

Confirm the flooring suits heavy use and water exposure, and that it sits on a ground-level on-grade concrete slab. Rigid-mount washers cannot go on suspended floors.

PHOTOS TO TAKE

- Existing floor covering across the whole shop
 - Any cracks, patches or trenches in the slab
 - A level laid across the intended machine line
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This checklist is a foundational guide to assessing potential laundromat sites. Once a site stacks up, use the layout builder at wascomat.com.au/quote-builder to generate an indicative machine plan.

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