



How to Choose the Right Property for a Psychology Practice

GUIDE

1. Location That Works for Your Clients

Look for a quiet, accessible location that feels safe and welcoming.

Homes on busy roads or near noisy neighbours (like cafés or workshops) can make confidentiality harder to manage. Good street parking or nearby off-street options is a major advantage for clients or families.

2. A Layout That Can Be Easily Transformed

Not every house works for a clinic.

When walking through a potential property, imagine how the rooms might convert:

- Bedrooms make great consulting rooms
- A lounge can become a waiting room
- A dining area often works as reception

Aim for a layout with a natural flow — clients should move calmly from entry to waiting to consulting rooms without crossing into private staff areas.

3. Natural Light and a Calm Atmosphere

Therapy spaces benefit from good daylight, soft light direction, and rooms that don't feel cramped or noisy. Dark, tight, or echo-prone spaces can require more work to make them feel therapeutic.

4. Accessibility Potential

Even if the property isn't currently accessible, check whether it can be:

- Is there a path for a ramp?
- Are doorways wide enough to be upgraded?
- Is there space for an accessible bathroom?

Even small practices benefit from accessibility and it often becomes a requirement depending on council or building classification.

5. Room Size & Privacy Considerations

Rooms should be large enough for **comfortable seating arrangements and soundproofing**.

Look for spaces with:

- Solid walls (instead of hollow partitions)
- Distance from toilets, kitchens, or external noise
- Doors that can be easily replaced with solid-core models

This makes acoustic privacy much easier to achieve later.

6. Overall Property Condition

A home in good condition usually means fewer surprises during construction.

Look out for structural issues, old electrical systems, tired plumbing, or signs of damp: these can add unexpected cost and time to your fitout.

7. Space for Growth

Think about whether the property can support **your future plans**:

- Additional consulting rooms
- A group room later
- Extra staff
- More parking

Buying with growth in mind can save you from relocating sooner than expected.

Why This Matters

- ✓ A smoother approval and construction process
- ✓ Lower renovation costs
- ✓ Better long-term functionality
- ✓ A calmer, more therapeutic space
- ✓ A clinic that feels professional from day one

