

BRUCE 10-14 Thynne Street



Great retail investment opportunity in Bruce

Location: Ground Unit 122

Conveniently located in Fern Hill Bruce, this property is just a short walk from a number of offices, apartments and other commercial operators.

Description: Plunge Café and Florist

Plunge has been providing flowers to Canberra and the surrounding community for over ten years. It is a great local coffee shop and florist in Bruce. A contemporary space serving coffee as well as sandwiches and sweet treats.

Lease Expiry: 18 December 2022

Chris Antos
0422 837 647
chris@sentiare.com.au

Gross Rent:	\$59,528
Less Outgoings:	\$14,393
Net Rent:	\$45,135
Net Return:	7.3%
Sale Price:	\$615,000

sentiare.com.au

Disclaimer: Whilst care has taken to establish the accuracy of the information contained in this promotional material, it does not constitute any representations by the vendor or agent and all interested parties should rely on their own enquiries.



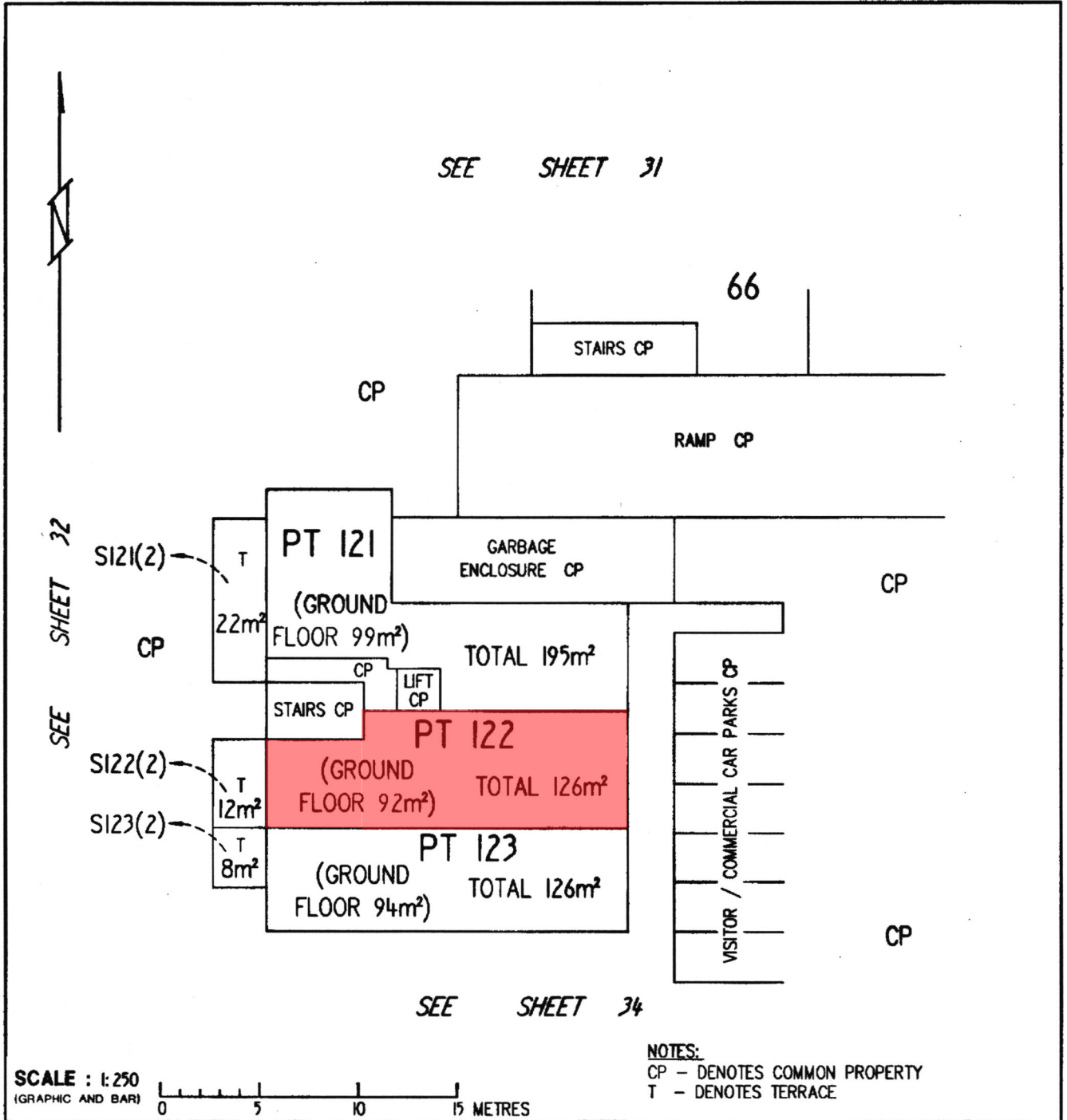
UNITS PLAN No 315

1. LAND

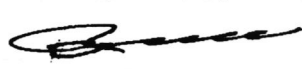

DISTRICT/DIVISION	SECTION	BLOCK
BRUCE	34	4

2. SITE PLAN FLOOR PLAN (tick appropriate box)

3. IF FLOOR PLAN, STATE FLOOR NUMBER GROUND 4. CLASS OF UNITS (A or B) A



5. EXECUTION

 Applicant	Registered Surveyor (please sign for site plan only)	 Irma Sare a delegate of the Planning and Land Authority in exercising its functions Delegate of the Minister
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Proposal for SALE

Unit 122
10-14 Thynne Street
Bruce ACT

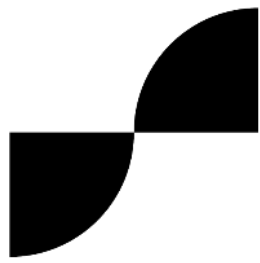


Attention: **Buyer**

Date of Issue: 30 October 2020



Sentia
Our defining property is trust.



Sentia

Our defining property is trust.

Sentia Real Estate

PO Box 4256
Manuka ACT 2603

(02) 5134 2982

SentiaRE.com.au

Friday, 30 October 2020

Mr/Ms Buyer

Dear Sir/Madam,
Heads of Agreement
122/10-14 Thynee Street, Bruce ACT

Thank you for your interest in purchasing the above-mentioned property.

As discussed, I have attached a proposed Heads of Agreement for your consideration.

If you wish to proceed with securing this property, please return a signed and dated copy of the attached Heads of Agreement along with the non-refundable deposit to the nominated account described within. Following that, the contracts will be prepared for your execution. All parties acknowledge the Deposit clause of this agreement is binding.

I trust this provides you with all the information you need. I would welcome you to contact me at any time if you require anything further.

Kind regards,

Chris Antos
Director
Sentia Real Estate

0422 837 647 / (02) 5134 2982
Chris@SentiaRE.com.au

Enc.



Heads of Agreement

30 October 2020

PARTIES

Vendor: Bulum Retirement Ptd Limited ACN: 105 358 763

Vendor's Solicitor: Trinity Law

Contact Person: Rebecca Scully

Email: Rebecca.Scully@trinitylaw.com.au

Phone: (02) 6163 5050

Postal address: GPO Box 2705, Canberra City 2601

The Agency: Sentia Real Estate ABN: 66 156 487 213

Contact Person: Chris Antos

Email: Chris@SentiaRE.com.au

Phone: 0422 837 647

Postal address: PO Box 4256, Manuka ACT 2603

Purchaser: ABN:

Contact Person:

Email:

Phone:

Postal address:

Purchaser's Solicitor:

Contact Person:

Email:

Phone:

Postal address:



PROPERTY

Address:	10-14 Thynne Street, Bruce ACT		
Block:	4	Section:	34
Unit Number:	122		
Area Schedule:	Internal: 126m ² External: 12m ²	Parking:	1 dedicated car park
Property Specification:	Purchase of unit 122/10-14 Thynne Street, Bruce, as per attached plan.		
Existing Sublease to:	Randen Pty Ltd		
NABERS:	Not Applicable		
Outgoings:	\$14,393 per annum		

* These are the estimated outgoing known to the Agent and it is the Purchaser's responsibility to identify and establish exact figures for any outgoing that may be payable.

SALE TERMS

Sale Price:	\$
Due Dilligence:	There will be a 21 day due diligence period before Exchange contracts are issued, where the Property will be removed from the market in the Purchaser's favour.
Deposit: *	<p>On completion of the Due Dilligence period, the Purchaser must transfer a non-refundable deposit to the value of \$5,000 into the stakeholder's trust account below to be used as part-payment towards the purchase of the Property on Settlement.</p> <p>Account Name: Trinity Law Trust Account BSB: 182-266 Account Number: 303 827 281 Description: 10-14 Thynne St</p> <p>On transferring the funds, please email the transfer confirmation to Accounts@SentiaRE.com.au</p> <p>Sentia Real Estate will act as stakeholder and hold the deposit in trust until contracts have exchanged. If the Purchaser withdraws prior to Exchange Contracts being signed, the Purchaser hereby agrees to allow the Stakeholder to transfer the full deposit to the Vendor.</p>



Sale contracts will not be prepared until the Deposit is paid and this agreement is signed by both Parties.

Exchange: Sale contracts must exchange within 15 days of the sale contract being issued to the Purchaser or their solicitor, on 10% of the sale value (less the Deposit amount).

In the event the Exchange contracts have not been executed within 14 days, the Purchaser agrees to allow the Stakeholder to transfer the full deposit to the Vendor and this agreement will be terminated.

Settlement: Settlement is to occur no later than 15 days from the date of Exchange.

Legal and Other Costs: Each party to bear its own costs with respect to preparation and negotiation of the contracts. Where applicable, the purchasers are to be responsible for payment of all stamp duty, sublease plans and registration costs as required.

Confidentiality: All commercial terms contained herein are strictly confidential. By viewing this document all the parties acknowledge this confidentiality and undertake not to disclose, divulge, or release the details to any party.

AGREEMENT

By signing in the space provided below all parties warrant that they have full authority to enter into this agreement, even if there is more than one Vendor or more than one Purchaser.

The parties acknowledge the Vendor is in discussions with other interested parties for the property and the property will not be removed from the market in the favour of this Purchaser until both parties have signed this proposal and the deposit has been paid to the Stakeholder.

*All parties acknowledge that the Deposit clause of this agreement is binding.

The Vendor: Bulum Retirement Ptd Limited

Signed:

Name:

Date:

The Purchaser:

Signed:

Name:

Date:

