



Information Memorandum

Grand Central Towers  
15 Bowes Street, PHILLIP ACT  
Unit 435 – UP 13537

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Sentia Real Estate

# Specifications

Type:	Retail/Office	Parking:	1 bay								
Title:	Strata – UP 13537	Unit Number:	G05 (435)								
Area:	173m <sup>2</sup>	Site Area:	3,377m <sup>2</sup>								
Existing Sublease:	Adisar Sahib Pty Ltd (t/a All In One Super Mart) 10 years beginning 1 <sup>st</sup> January 2024 + 2 x 5 year options										
Lease Summary:	<p>Adisar Sahib Pty Ltd will trade as All In One Super Mart. The business owner currently owns and operates two other convenience stores in Canberra – in the City and in Dickson.</p> <p>They have committed to a 10 + 5 + 5 year lease at Grand Central Towers on a net rent of \$115,000 per annum (ex GST). The tenant pays all outgoings and incurs 4.0% annual increases.</p>										
Outgoings:	<p><b>*Current outgoings estimate:</b></p> <table> <tr> <td>General Rates:</td> <td>\$ 3,566.13</td> </tr> <tr> <td>Water &amp; Sewerage Rates:</td> <td>\$ 702.24</td> </tr> <tr> <td>Strata Levies:</td> <td>\$ 7,342.36</td> </tr> <tr> <td>Management Fees:</td> <td>\$ 2,500.00</td> </tr> </table> <p><b>Lessee Share: 100%</b></p> <p>The Lessee is responsible for paying their share of all above-listed outgoings.</p>			General Rates:	\$ 3,566.13	Water & Sewerage Rates:	\$ 702.24	Strata Levies:	\$ 7,342.36	Management Fees:	\$ 2,500.00
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Features:	<p>This is a Premium Retail Investment Opportunity, directly situated at Canberra’s major Stage 2 Light rail Network stop’, directly backing to new Canberra Institute of Technology. (CIT/TAFE).</p> <p>Grand Central Towers is a destination. Great exposure to the Woden bus interchange and facing onto public car parking, this opportunity will be tightly held. Ground floor access and expansive glass façade offers excellent attraction to passing customers. Ideally located in an expanding residential/business area C05/15 Bowes Place is a perfect location to invest long term.</p> <ul style="list-style-type: none"> <li>➤ One of only eleven boutique commercial tenancies in the building</li> <li>➤ 430 apartments above</li> <li>➤ Fantastic exposure corner tenancy</li> <li>➤ Shared toilet facilities</li> <li>➤ Immense growth in this surrounding area over the next 20 years – ACT Governments Planning Strategy indicates Woden Valley will account for 8.35% of the entire ACT population by 2041.</li> </ul>										



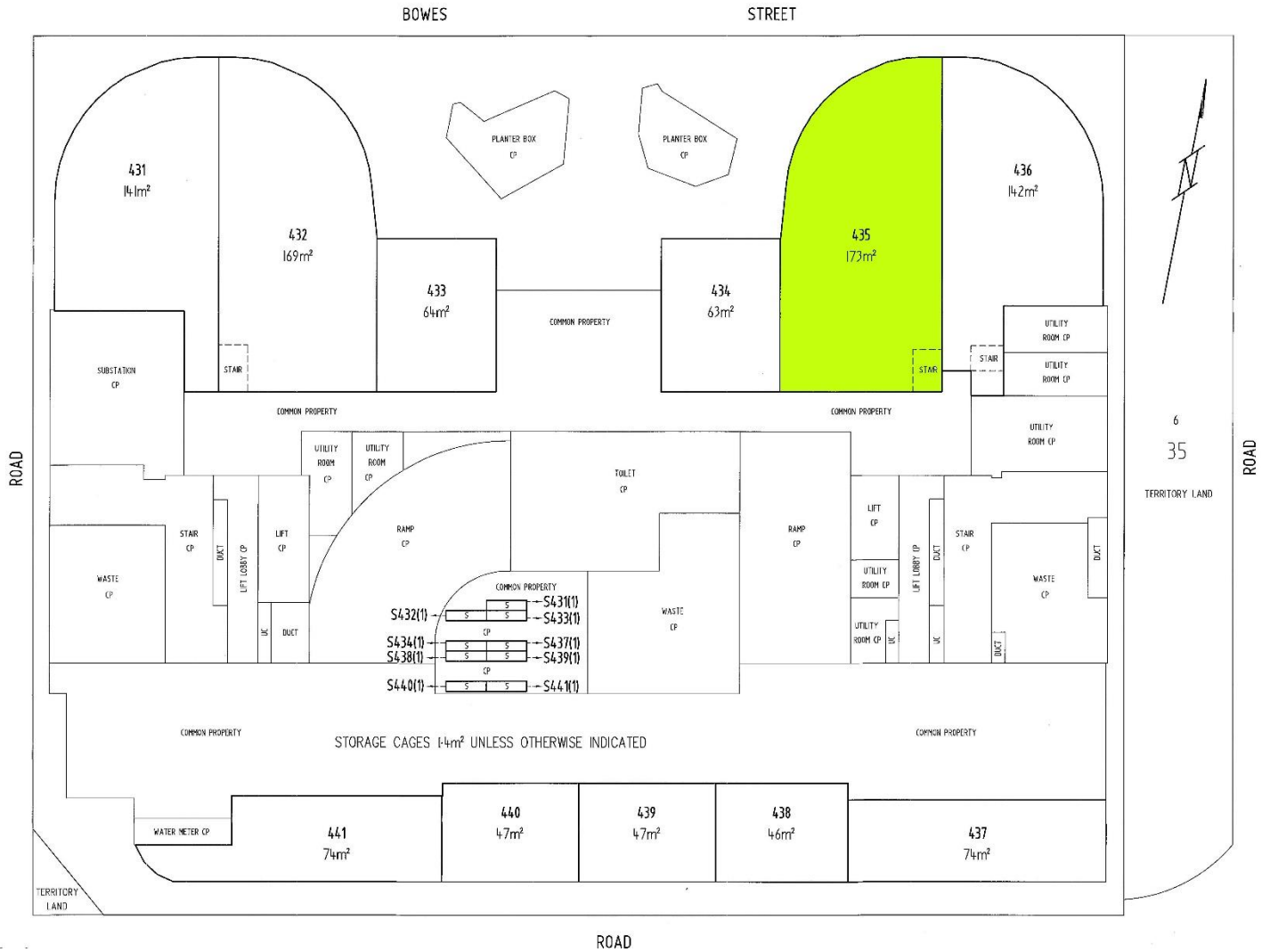
Asking Price

Offers over \$1,800,000

Going concern. GST exempt. (No stamp duty \$1.8m or under).

Our industry tools and market experience have assisted us in preparing the asking price for this property. Note, the sale will be treated as a going concern and therefore will not incur any GST.

# PLAN



# CONTACT



**Chris Antos**

**Director**

m. 0422 837 647

[chris@sentiaRE.com.au](mailto:chris@sentiaRE.com.au)





## Our Defining Property is Trust

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By engaging Sentia, you are one step closer to achieving your desired results. Real estate is not black and white. There are a spectrum of choices when dealing with property and each decision paints a new picture of possibilities of what could be someone's best move ever.

Your choice of agent, listing method, and marketing materials can all impact on your final result considerably. Sentia are here to guide you in this exciting journey. Our industry leadership, years of experience and passionate agents is the reason we are setting new standards in real estate.



## Sentia Vision

To change the way people think when they hear the words “real estate” and make Sentia the nation’s preferred agency by focusing on a quality experience. Our passionate agents are the reason we are setting new standards in real estate.

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## Sentia Mission

To provide an innovative and honest approach to real estate, with you at the forefront.

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## Sentia Values

Our team comes first.

We value and reward teamwork over individual effort.

We put ourselves in your shoes.

We can be trusted to do the right thing by our clients and by each other.

We partner with you to deliver a great service using our collective strengths to do our best.

We think and act like owners.

We take responsibility, act with empowerment, and are fully engaged by what we do.

Our reputation is a core asset.

We are authentic, ethical and fair. We strive to be known for our commitment to honesty, trust and transparency in the Real Estate industry.



## Sentia Real Estate

WINNER: COMMERCIAL AGENCY OF THE YEAR



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Through engaging Sentia, you have peace of mind that you are working with one of the best agencies in the industry.



# Services

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## Sales

Whether you are first-time seller or a real estate mogul, selling a property is one of the biggest financial decisions you can make—each and every time. Our quality of service and marketing is unparalleled and provides the best circumstances for a straightforward and successful sale.



## Property Management

Our experienced agents help you increase your bottom line while taking the hassle out of managing your property.

We use sophisticated software that reliably controls the finest details of property management, ensuring consistent owner payouts and providing straightforward and easy-to-read monthly reports directly to your email. For all maintenance requests, take advantage of our expert and reliable network of tradespeople for all your maintenance needs.



## Leasing

Rent your property faster—and to the right tenants. Let our experts do the job for you. Along with our extensive database, we promote your property to the largest possible leasing market.

Our comprehensive listing services will increase viewings and help you rent your property faster and our agents prepare intelligent lease agreements, built upon our many years of experience, which protects all of your interests as a landlord.



## Project Sales

Our client base is diverse and so are our services. Working with Canberra's top developers makes the project sales area a natural fit for both us and our clients.

With so many mixed-use developments being constructed in our region, an agent that can advise with whole of project in mind means our clients have a seamless highly integrated service that ultimately creates a better outcome.

# Our Team

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The Sentia sales and leasing team offers you dedicated agents, multi-skilled in both the residential and commercial realms ensure a seamless approach to any listing. We take immense pride in our amazing team of highly passionate agents.

Real estate is not black and white. There is a spectrum of choices when dealing with property. Each decision paints a new picture of possibilities of what could be your best move ever. Of all the factors that affect the best value and terms when selling or leasing your property, partnering with knowledgeable and experienced agents should be at the top of the list.



**Chris Antos**  
Director  
0422 837 647



**Alex Smith**  
Director  
0409 007 649



**Simon McGuire**  
Director  
0418 693 635



**Julian Glover**  
Client Manager  
0417 235 264



**Andrew Brient**  
Client Manager  
0400 165 120



**Perry Cole**  
CFO  
0420 555 870



**Phyllis Lourandos**  
Centre Manager Fyshwick Markets  
0412 622 590

## Next Steps

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Should you be interested in purchasing this property, please contact Chris Antos for a copy of the lease and the sale proposal.

**Sentia Real Estate**

33 Flinders Way  
Griffith ACT 2603

**Alex Smith**

Director  
0409 007 649  
alex@sentiaRE.com.au

**Julian Glover**

Client Manager  
0417 235 264  
julian@sentiaRE.com.au

**Andrew Brient**

Client Manager  
0400 165 120  
andrew@sentiaRE.com.au

**Phyllis Lourandos**

Centre Manager - Fyshwick Fresh Food Markets  
0412 622 590  
phyllis@sentiare.com.au

**Chris Antos**

Director  
0422 837 647  
chris@sentiaRE.com.au

**Simon McGuire**

Director  
0418 693 635  
simon@sentiaRE.com.au

**Perry Cole**

CFO  
0420 555 870  
perry@sentiaRE.com.au

**Christopher Farmer**

Executive - Sales & Leasing  
0415 735 777  
ChrisF@sentiaRE.com.au