

Member of REIWA
Licensed Real Estate Agents
Commercial Sales – Leasing & Property Management
The Commercial and Industrial Property Specialists

INFORMATION MEMORANDUM

For Sale

INVESTMENT OPPORTUNITY



**Lot 4-146 Great Eastern highway
Midvale**

2018

14 Aachen Crescent Gwelup, Western Australia 6018
Phone (08) 9246 5469 Mobile 0414 753 232 Fax (08) 9246 7699

: bhalvorson@iinet.net.au

Best Start Pty Ltd T/A Brett Halvorson & Associates ABN -56 156 256 307



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EXECUTIVE SUMMARY

ADDRESS: Lot 4 -146 Great Eastern highway Midvale

STRATA AREA: Lot 4 - 460sqm

ZONNING: A Planning officer at the Town of Swan has advised the property is zoned “ Highway Service ”

METHOD OF SALE: “PRIVATE TREATY”

PROPERTY: Showroom/Warehouse

LEASE TERM: 3 Years plus 5 years
Commencing 1st June 2018 expiring 31st May 2021

RENTAL: \$64,400 Net p.a plus gst

RENT REVIEWS: Annually fixed at 3% with fair market at the option period

OUTGOINGS: All paid by the lessee currently at \$24,000 p.a (\$53sqm)

PURCHASE PRICE: \$1,100,000 going concern

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LOCATION:

No 146 is positioned on the northern side of Great Eastern highway on the corner of Busby Street offering outstanding exposure approximately 17km from the Perth CBD.

The property is located in a quality retail precinct surrounded by commercial and retail outlets nested adjacent to Swan Vally, Bellevue, Midland accessible by major arterial roads, Roe highway and Morrison road to name a few.

IMPROVEMENTS

Strata Lot 4 - 460sqm

Lot 4 is part of four modern showrooms constructed with concrete footing, brick elevation and a metal deck roof with aluminium framed glass shop front and a rear roller door.

Internally the showroom had a suspended ceiling, fluorescent lighting, and air-conditioning, carpeting throughout the showroom with a kitchenette and toilets at the rear.

Ample car parking is provided on site at the front and rear.

SERVICES:

All normal services are available and connected to the property including storm water, electricity, telephone and sewer with the road bitumen sealed and concrete curbed.

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TITLE PARTICULARS:

The property is described as an estate in fee simple being:

Lot 4 on Strata Plan 62807 and whole of the land contained is Certificate of Title **Volume 2800 Folio 828**

TOWN PLANNING:

From our enquiries made with the City of Swan we have been advised by a planning officer that both sites are zoned “Highway Service”

SITE DESCRIPTION :

The Subject strata **lot 4** is part of complex of four strata units :
Strata Lot 4 - 460sqm

OUTGOINGS: 2018 - 2019

LAND TAX -	\$2,000.00
Council Rates -	\$10,500.00
WATER RATES /Excess -	\$1,500.00
Strata Levies	\$8,500.00
Air Con/Fix Maintenance.	\$1,500.00

All Outgoings are paid by the lessee



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LEASE DETAILS:

The tenancy has a new lease in place with “WA Pool Warehouse” who are an establish company with a number of outlets through out the metropolitan area.

Lease Term : 3 + 5 year Commencing 1st June 2018

Rental : \$64,400 net p.a = \$140sqm

Reviews : Fixed reviews at 3% per annum with a fair market review at the option period.

Rent free : Rent free period comes to an end on 31st October 2018

Outgoings: Currently estimated at \$24,000 p.a = \$53sqm

PURCHASE PRICE : \$1,100,000 (Going Concern) Yield 5.8%

TO INSPECT OR FOR THE IM REPORT PHONE THE

SELLING AGENT.

BRETT HALVORSON & ASSOCIATES

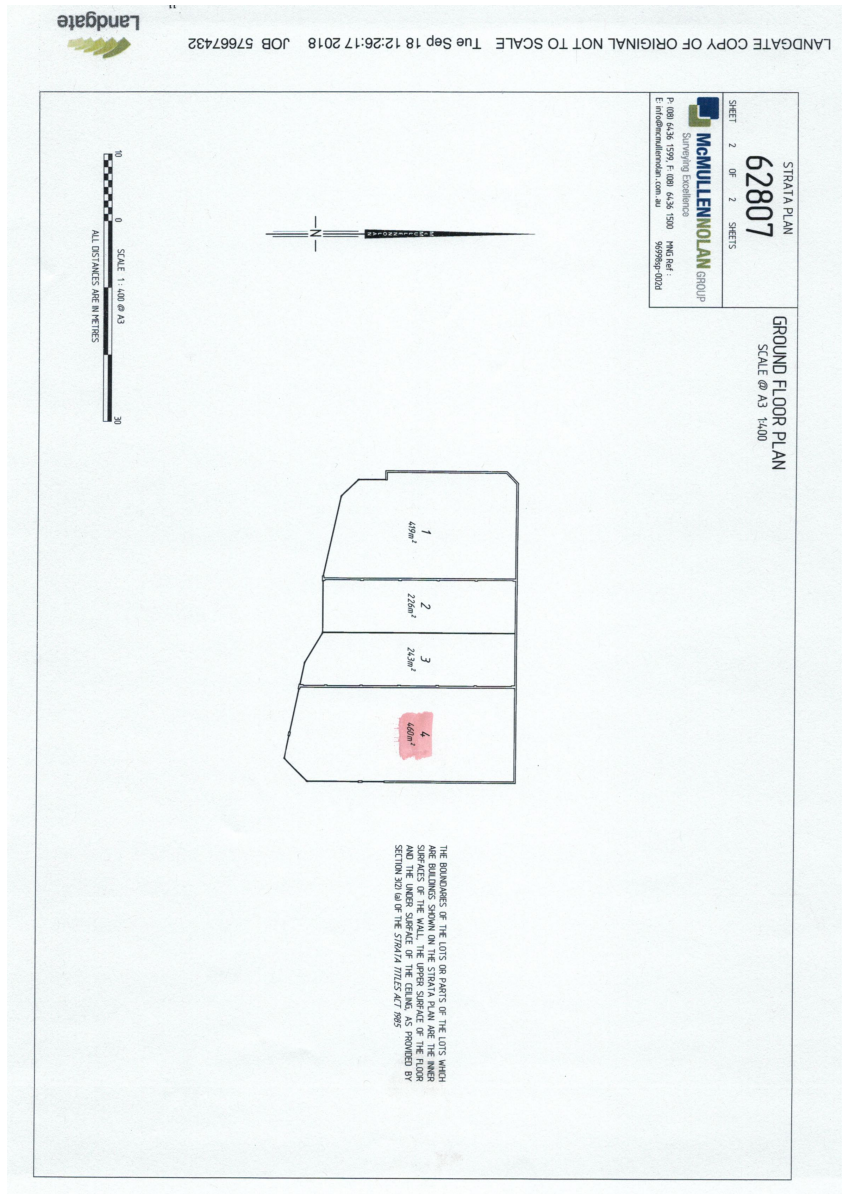
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 WESTERN AUSTRALIA	<table border="1" style="border-collapse: collapse; width: 150px;"> <tr> <td colspan="2" style="text-align: center;">REGISTER NUMBER 4/SP62807</td> </tr> <tr> <td style="width: 50%;">DUPLICATE EDITION 1</td> <td style="width: 50%;">DATE DUPLICATE ISSUED 7/11/2012</td> </tr> <tr> <td>VOLUME 2800</td> <td>FOLIO 828</td> </tr> </table>	REGISTER NUMBER 4/SP62807		DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 7/11/2012	VOLUME 2800	FOLIO 828
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RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT OF 1985

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



 REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 4 ON STRATA PLAN 62807
TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

PORT KENNEDY SHOPPING CENTRE PTY LTD
CAMBERT NOMINEES PTY LTD
BOTH OF UNIT 2, 4 MILSON PLACE, O'CONNOR
CLEARVIEW NOMINEES PTY LTD OF 154 HIGH STREET, FREMANTLE
AS TENANTS IN COMMON IN EQUAL SHARES

(AF M075618) REGISTERED 16/10/2012

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT NO.33 OF 1985 AS AMENDED.
2. G784318 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 6/5/1998.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.


-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	SP62807
PREVIOUS TITLE:	1865-932
PROPERTY STREET ADDRESS:	UNIT 4, 146 GREAT EASTERN HWY, MIDVALE.
LOCAL GOVERNMENT AUTHORITY:	CITY OF SWAN

LANDGATE COPY OF ORIGINAL NOT TO SCALE Mon Aug 6 11:39:17 2018 JOB 57340522



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