

# Prime Corporate Hub Ideal Owner Occupier or Investor



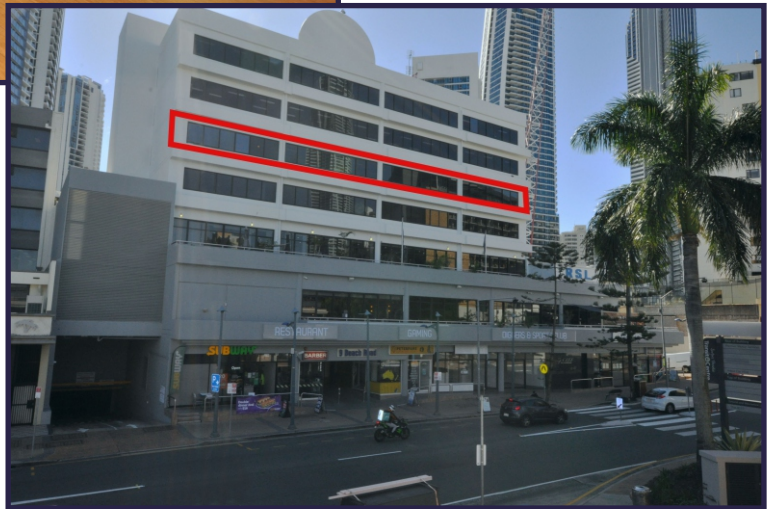
**Strata Area  
583m<sup>2</sup>**

**Net Income  
\$129,217/year + gst\***

\*approximately

## **9 Beach Road, Surfers Paradise**

- Magnificently fitted office level currently split into 2 separate tenancies
- Tenancy 1: 192m<sup>2</sup> (approx) - Leased.
- Tenancy 2: 277m<sup>2</sup> (approx - excluding foyer & amenities) - Monthly Lease.
- Security onsite parking - 7 cars (5 single + tandem)
- Directly opposite major 1600 bay undercover public carpark.



**Easy Access  
&  
Parking**

## **Sale Price - \$1,769,000**

**view more at [www.wrappropertieservices.com](http://www.wrappropertieservices.com)**

**For enquiries, professional & confidential service**

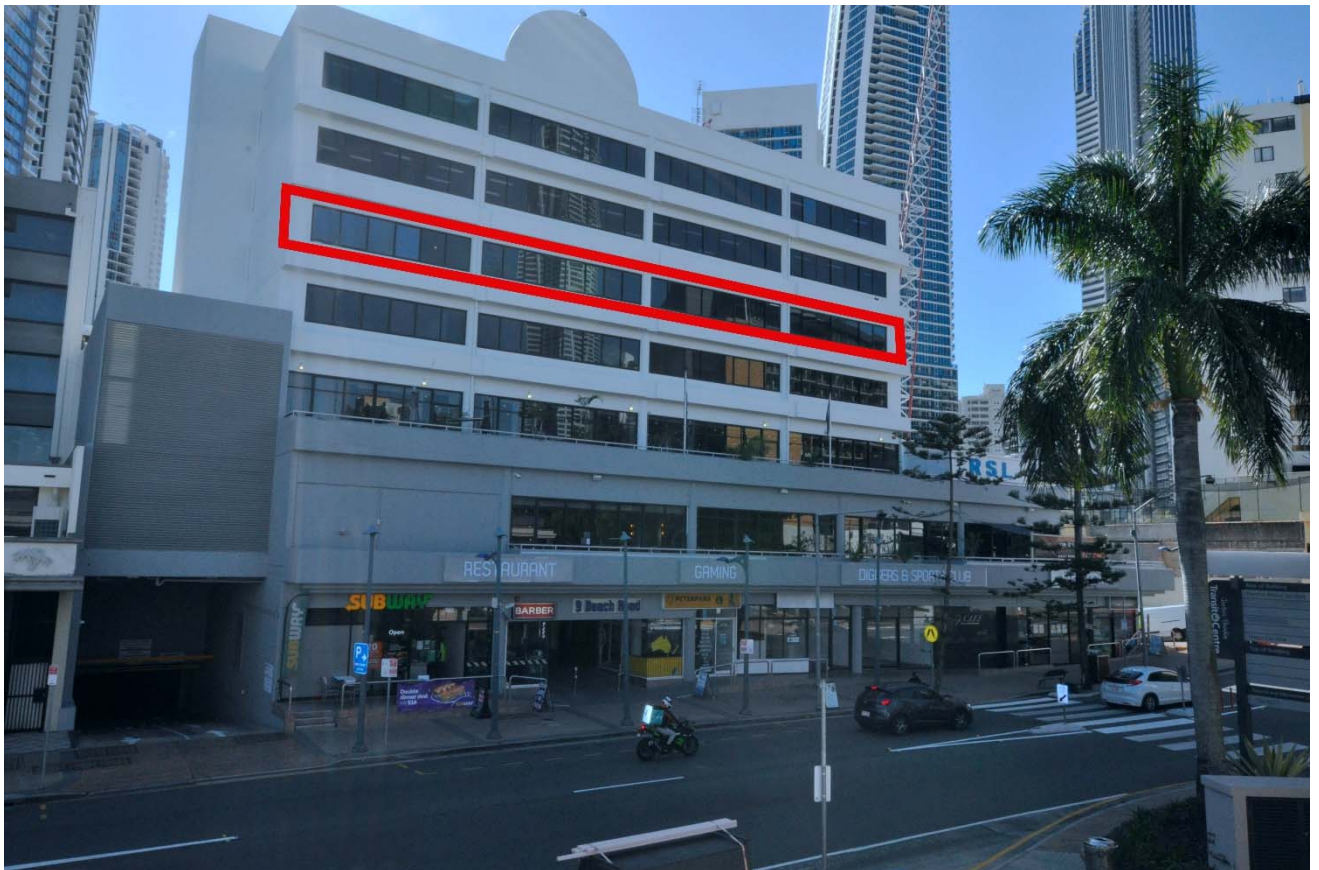
**Phone Wayne Robbie on**

**(07) 5592 3180 or 0419 772 867**



# Information Memorandum

## Level 4 RSL Centre 9 Beach Road Surfers Paradise QLD 4217



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## **The Property**

### **Real Property Description & Zoning**

The property is known as Lot 4 on BUP 10490 County of Ward, Parish of Gilston in the Gold Coast City.

The property is located at Level 4, 9 Beach Road Surfers Paradise which is in the Specialist Centre Zone and is the city's main domestic and tourism hub of the Gold Coast with an unlimited height limit and the highest allowable residential density.

### **Location**

The subject property is in the 8 level retail/commercial RSL complex which is approximately 150m from the main Cavill Avenue light rail terminal and also within 300m of the core of the tourist district and local surfing beaches. The immediate surrounding area is known as the corporate hub of Surfers Paradise with the RSL Building being surrounded by other commercial retail buildings such as 50 Cavill Avenue, 46 Cavill Avenue and 38 Cavill Avenue. The property is also extremely close to both hi-rise and lower rise permanent and holiday accommodation and directly opposite the major 1600 bay undercover public carpark.

### **General Description**

The subject lot is one of 22 retail/commercial lots in the building which combines a ground level retail/commercial component, the recently refurbished RSL Club on Levels 1 and 2, Australian Pacific College on Level 3, professional offices on levels 4 to 6 plus a security basement carpark.

The building is well presented and maintained and combines with the adjoining 7 level retail/commercial 38 Cavill Avenue building to create a flow through covered pedestrian arcade directly linking Beach Road & Cavill Avenue.

The property comprise the whole of Level 4 (583m<sup>2</sup> strata area) and is currently split into 2 professional office tenancies with a total combined net lettable area of 469m<sup>2</sup> (approximately) after allowing for a common foyer entry and male and female amenities including showers and toilets. The lot also has the exclusive use of 5 single and one double security car bays in the security basement carpark.



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### **Tenancy 1 - Leased**

Net Lettable Area:	192m <sup>2</sup> (approximately)
Tenant:	Coomera Resort - a very large and longstanding land owner/developer in the Coomera area.
Term:	2 years
Renewed Lease :	1 <sup>st</sup> November 2019
Gross Rental:	\$78,706.32 per annum + gst

### **Tenancy 2 - Leased**

Net Lettable Area:	277m <sup>2</sup> (approximately)
Tenant	I Business Group
Term:	3 year
Commenced:	11 July 2017 - <u>Monthly as at 11 July 2020</u>
Gross Rent	\$93,450.24 per annum + gst

### **Financial Summary**

Gross Annual Rent	\$172,156.56
Car Park (5 singles + 1 tandem)	<u>\$ 11,640.00</u>

**Gross Annual Income                \$183,796.56**

### **Current Annual Outgoings (approx.)**

Body Corporate Fees	\$ 36,859.00
Cleaning common area	\$ 5,564.00
Council Rates	\$ 10,512.00
Council water & cooling tower	\$ 1,645.00
<u>Total</u>	<u>\$ 54,579.00</u> (excluding GST and including discounts for on time payment)

**Site Valuation:                        \$512,000**

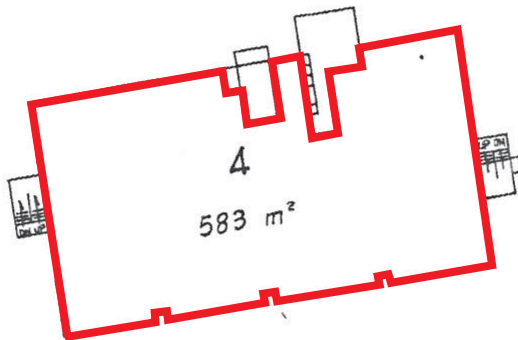
Building Units and Group Titles Act 1980 — 1988  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Name of Building: "R.S.L. CENTRE - SURFERS PARADISE"

Regulation 8(1)  
Sheet No 12 of 17 Sheets

**BUILDING UNITS PLAN NO. 10490**

LEVEL F



COMMERCIAL PURPOSES ONLY

Scale: 1:400

Floor areas are approximate only

SIGNATURE OF REGISTERED PROPRIETOR:

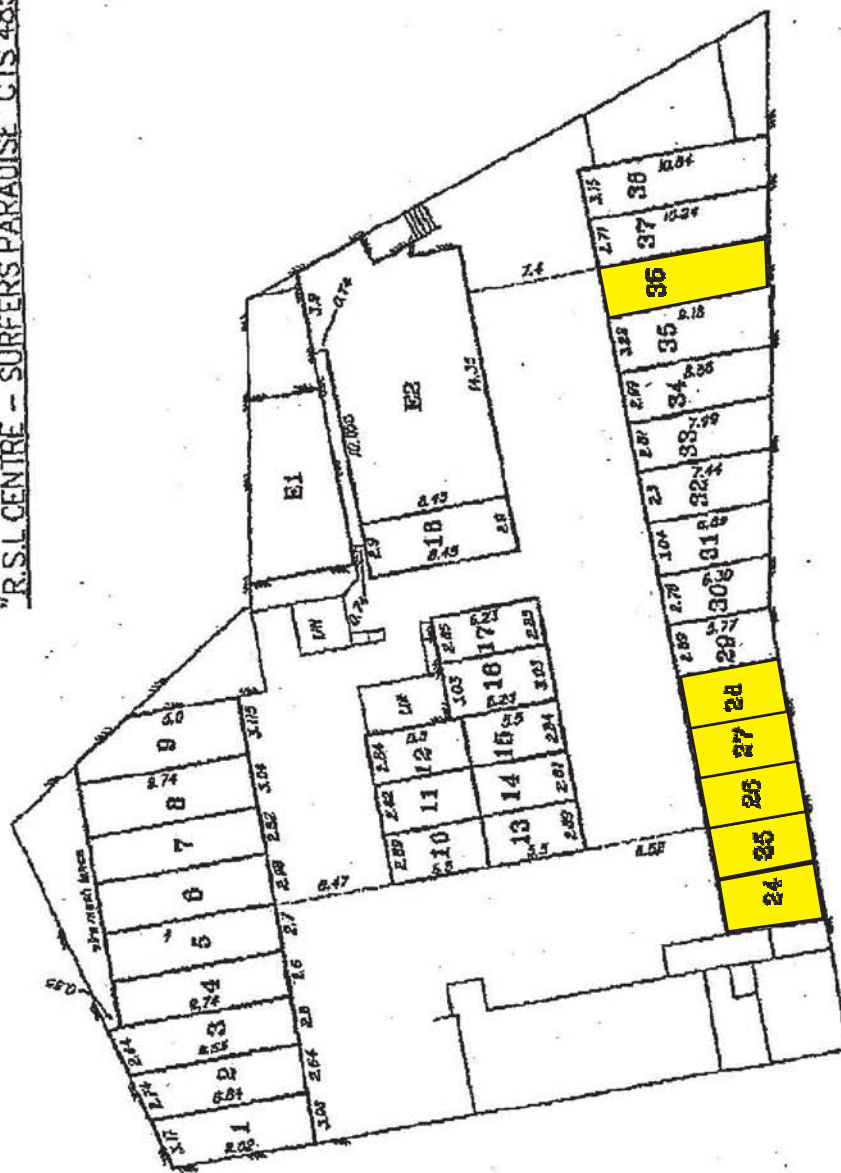
P.Z. HOLDINGS PTY. LTD. by  
its duly constituted Attorney  
BARRY FRANCIS CRONIN under  
Power of Attorney No. J339109G

SKXB  
Clerk  
Town

COUNCIL OF THE CITY OF GOLD COAST

R.S.L. Centre – Surfers Paradise Community Titles Scheme 4859

PLAN A  
SCHEDULE E  
"R.S.L CENTRE - SURFERS PARADISE" CTS 4859



...that the article is not an advertisement.

10/1/2011

Only copy for

DATE	10/29/78	APPROVED	
BY	JR	SIGNED	
TITLE	PC	NAME	WARD
COMP	GEORGE	COMP ID#	1015EAC
ASSIGNMENT		PLAN NO.	
SCALE	1:250	CADIS	12/7/79
JOB NO.	98165-4247	CLIENT	BODY CORPORATE ADMIN.

Plan of Exclusive Use Areas 1-10,  
24-26, E1 & E2  
in part of the Common Property on Level  
(Basement) of "B.B.L. Centre - Surface  
Parking" CUS 4102

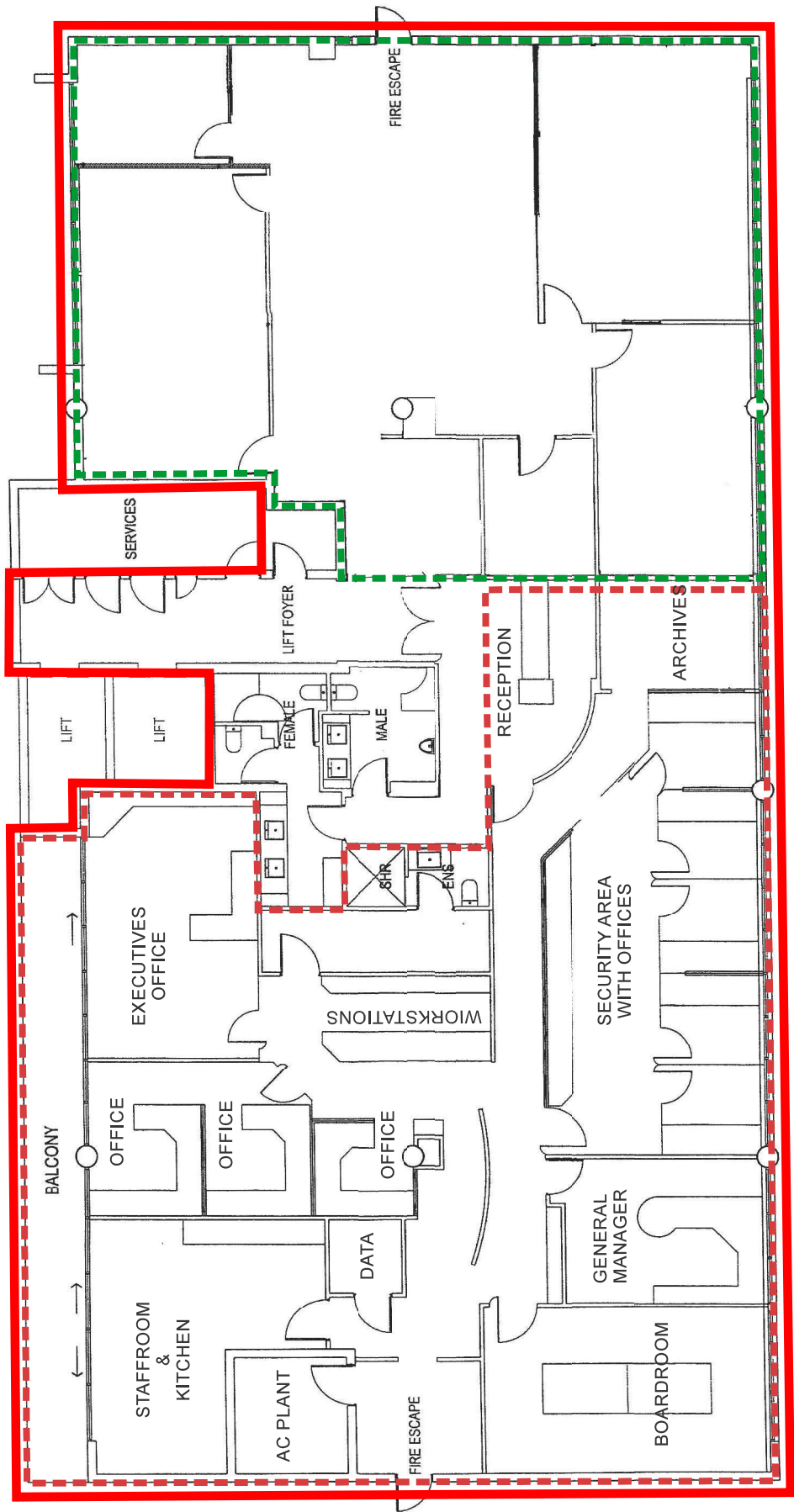
**Bennett & Bennett**  
Consulting Surveyors, Development Consultants  
& Town Planners



Seoul, Korea  
 Tel: 02-1574 073  
 Fax: 02-1574 073

3. This Reference... 1234567  
4. Are you charged by the Internal Security of the United States?  
5. If so, please state the nature of the charge.

Level 4, 9 Beach Road, Surfers Paradise



Tenancy 1

Tenancy 2

Floor Plan



**“RSL Building”  
9 Beach Road  
Surfers Paradise**

