

Prime Corporate Hub Ideal Owner Occupier or Investor



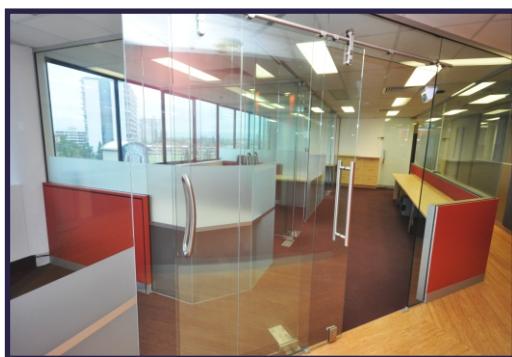
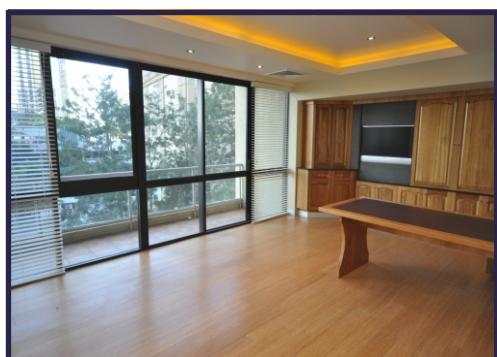
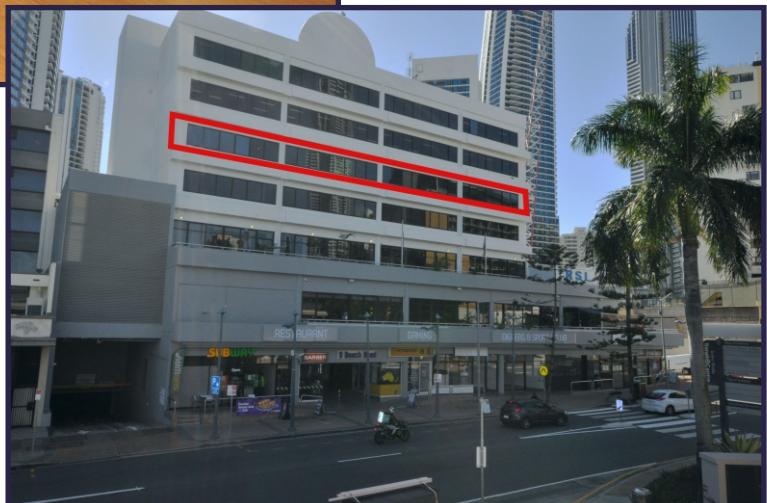
**Strata Area
583m²**

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

*approximately

9 Beach Road, Surfers Paradise

- Magnificently fitted office level currently split into 2 separate tenancies
- Tenancy 1: 192m² (approx) - Leased.
- Tenancy 2: 277m² (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.wrapropertyservices.com

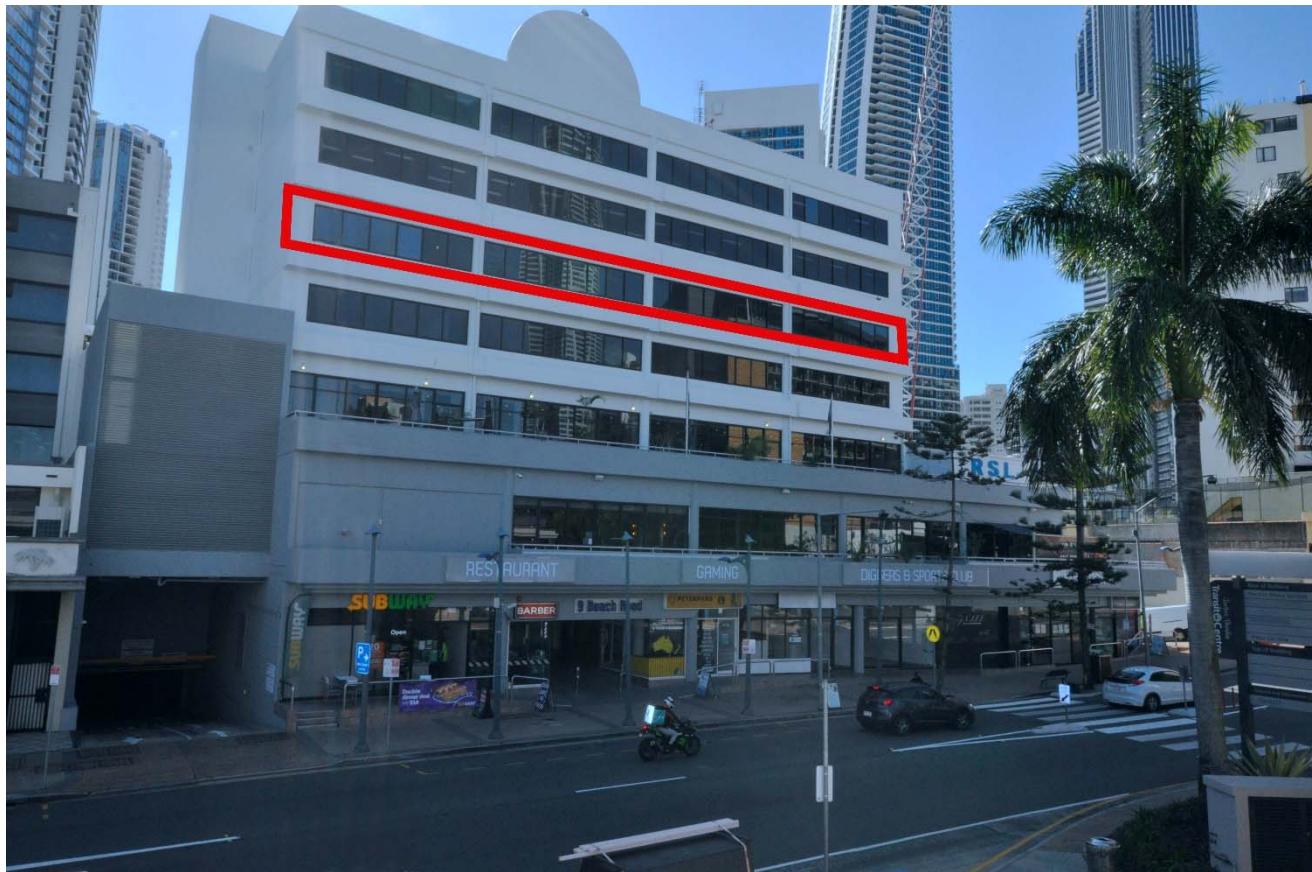
For enquiries, professional & confidential service

**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 (583m² strata area) and is currently split into 2 professional office tenancies with a total combined net lettable area of 469m² (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.

Tenancy 1 - Leased

Net Lettable Area: 192m² (approximately)
Tenant: Coomera Resort - a very large and longstanding land owner/developer in the Coomera area.
Term: 2 years
Renewed Lease : 1st November 2019
Gross Rental: \$78,706.32 per annum + gst

Tenancy 2 - Leased

Net Lettable Area: 277m² (approximately)
Tenant I Business Group
Term: 3 year
Commenced: 11 July 2017 - Monthly as at 11 July 2020
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
Total	\$ 54,579.00 (excluding GST and including discounts for on time payment)

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

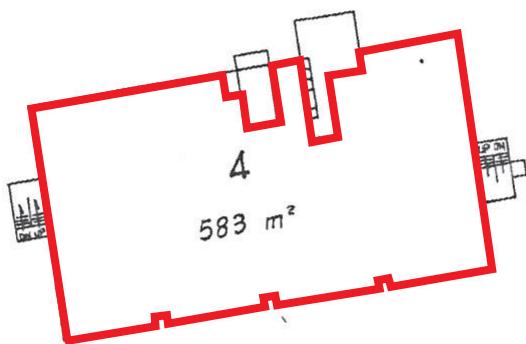
Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

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 *B. Cronin*
BARRY FRANCIS CRONIN under
Power of Attorney No. J339109G

P. Cronin
COUNCIL OF THE CITY OF GOLD COAST

8/98
Clerk
Town

Level 4, 9 Beach Road, Surfers Paradise

