

# Prime CBD Food Court

FOR  
LEASE

## Shop K6, 2 Market St, Sydney



- A-grade office building
- Established mini food court (3 food outlets)
- Approx. 31.2 sq metres
- New common area and seating refurbishment
- Prominent exposure to Kent Street
- Terms negotiable including contribution for fitout

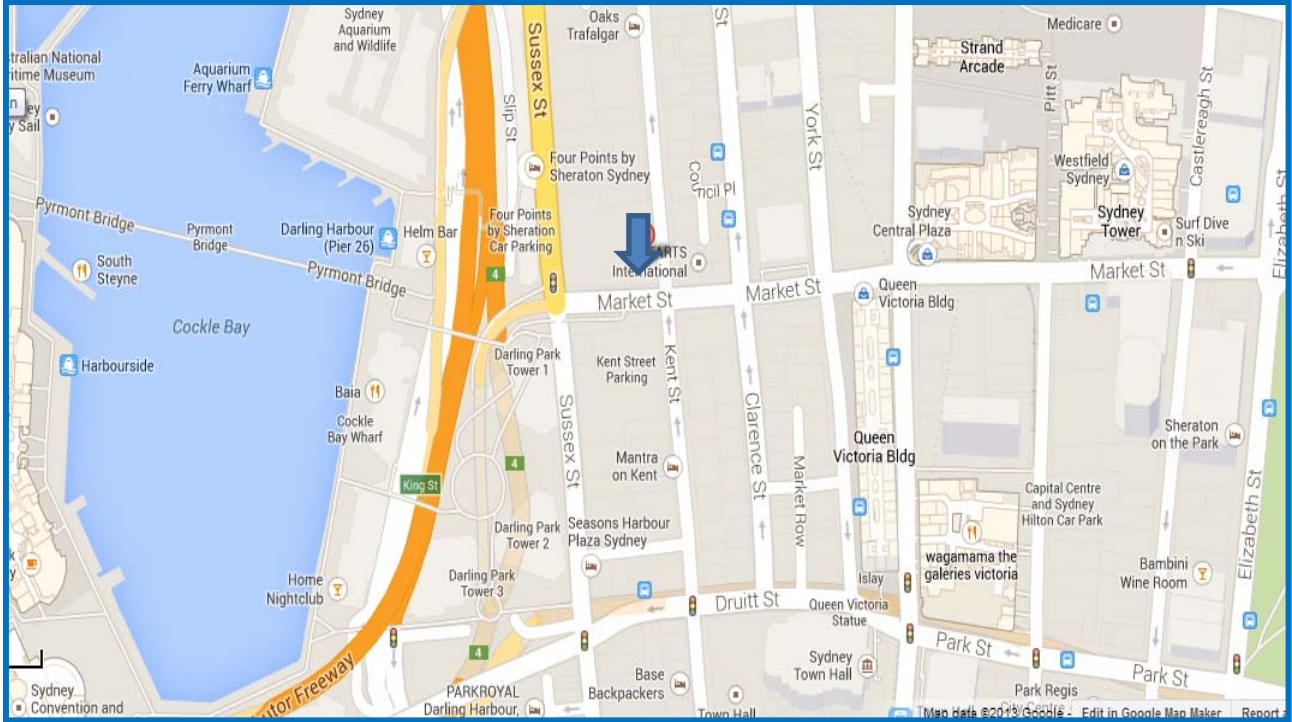
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# LOCATION MAP: Shop K6, 2 Market Street, Sydney





## TERMS SHEET

### Shop K6, 2 Market Street Sydney NSW 2000

On behalf of our client Charter Hall and Allianz Versicherungs AGS, we provide you with the following commercial terms and conditions for the lease of the above premises:

Shop	K6
Area	31.20m <sup>2</sup>
Proposed use	Food Retail
Gross Rent (p.a.)	\$110,000 + GST
Lessor Works	Premises will be available for Lease as a bare shell. All services (incl. exhaust, grease, gas) are accessible to a single point in the premises.

#### Standard Lease Terms:

Lease Term	Minimum five (5) years, longer leases considered
Rent Reviews	Annual fixed at 4.5%
Fitout Period	6-8 weeks, subject to use
Bank Guarantee	Min Three (3) months gross rental + GST
Directors/ Personal Guarantees	Will be required
Insurance	Appropriate insurances are to be provided to the lessor prior to handover date. These insurances will include public liability insurance (\$20 million), plate glass insurance and contractors all risk insurance.
Other Costs	The Lessee will pay for utilities consumed in the premises incl. telephone, water and electricity including air-conditioning and cleaning.
Special Conditions	Subject to Lessor approval of ; 1. Lessee proposed use 2. Lessee fitout design 3. Lessee experience and financial capabilities

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