



FOR LEASE

VICTOR HARBOR

SHOP 2, 7 TORRENS STREET – CORNER SEAVIEW ROAD



OPPORTUNITY TO SECURE A PRIME RETAIL TENANCY OF TOTAL AREA APPROX 60 SQ.M ADJACENT VICTOR HARBOR COLES SHOPPING CENTRE. EXISTING AND SECURED TENANTS INCLUDE COLES SUPERMARKET, DENTAL SURGERY, VIDEO-EZY, GIFT SHOP AND LAUNDROMAT.

TO BE COMPLETED JUNE 2008.

**PREMSIES SUIT RETAIL OR OTHER COMMERCIAL USES (STCC).
SECURE THE LAST REMAINING PIECE OF THIS EXCITING DEVELOPMENT!**

Terms:

- Shop 2:** Ground level retail shop of approx 60 sq.m.
- Rental:** Rental required is \$26,000.00 per annum plus GST plus Outgoings.
- Outgoings:** Incoming Tenant is required to pay for Council Rates, SA Water & Sewer Rates, Emergency Services Levy, State Land Tax (if applicable), building insurance premium, common area cleaning and property management fees.
Outgoings are estimated at approximately \$60 PSMPA + GST.
- Term:** A minimum initial lease term of FIVE (5) years is essential.
- Availability:** Estimated date of practical completion is for June 2008.

**FOR FURTHER DETAILS, CONTACT SOLE LEASING AND MANAGING
AGENTS, NEGOTIATORS REAL ESTATE Pty Ltd**

ANDREW STABOLIDIS: 0439 803 639

GEORGE ZOGOPOULOS: 0412 824 278

OFFICE: 8410 6444

PROPERTY CONSULTANTS • AUCTIONEERS • PROPERTY MANAGERS

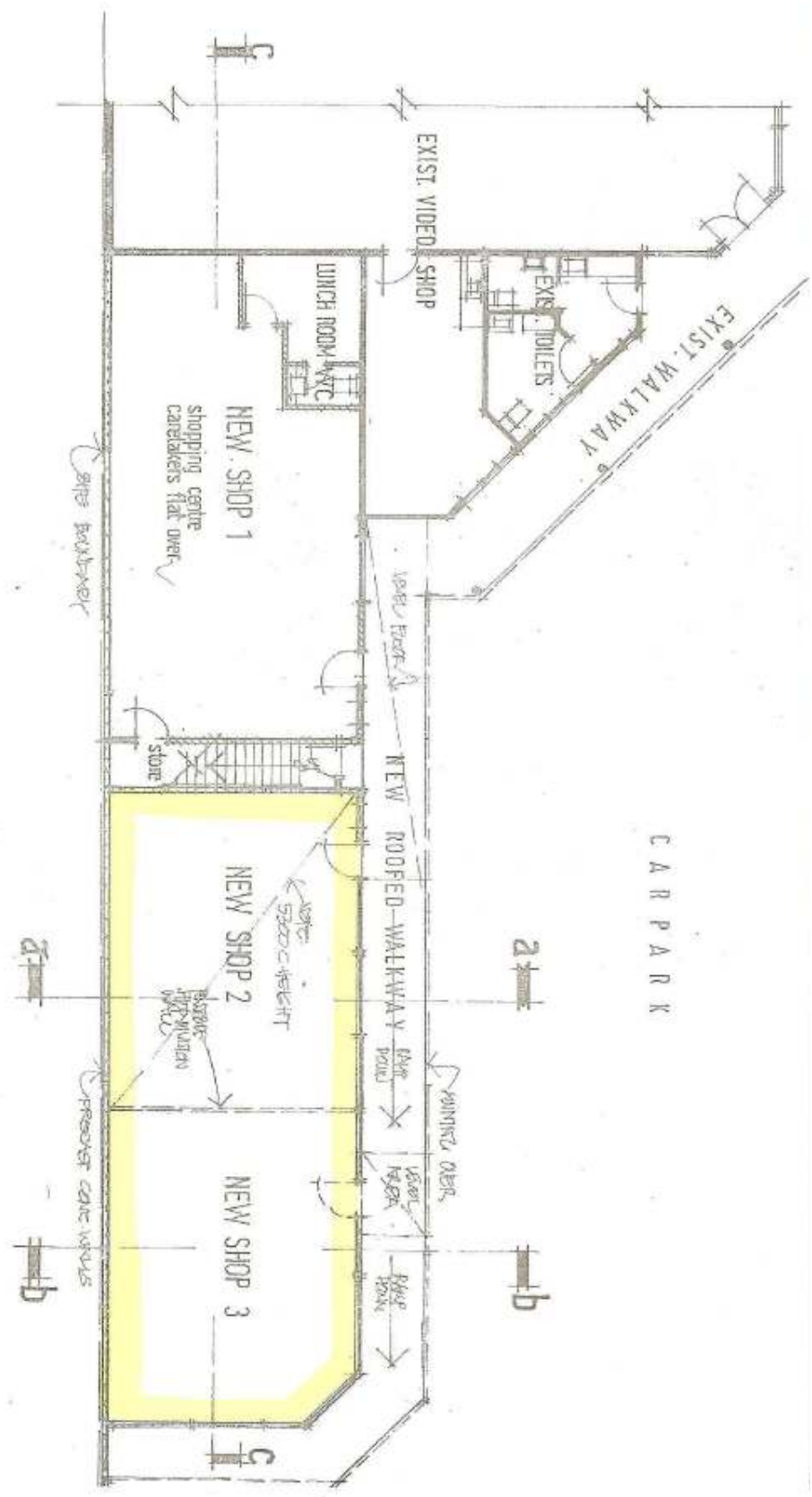
NEGOTIATORS (REAL ESTATE) PTY LTD (A.C.N. 007 808 451) A.B.N. 66 007 808 451 Licensed Agents M.R.E.I.
Level 7, 12 Gilles Street Adelaide South Australia 5000 • **Postal Address:** P.O. Box 6657 Halifax Street Adelaide SA 5001
Telephone (08) 8410 6444 Facsimile (08) 8410 6844 Email: info@negotiatorsrealestate.com.au Website: www.negotiatorsrealestate.com.au



Shop 2: Tenancy Plan

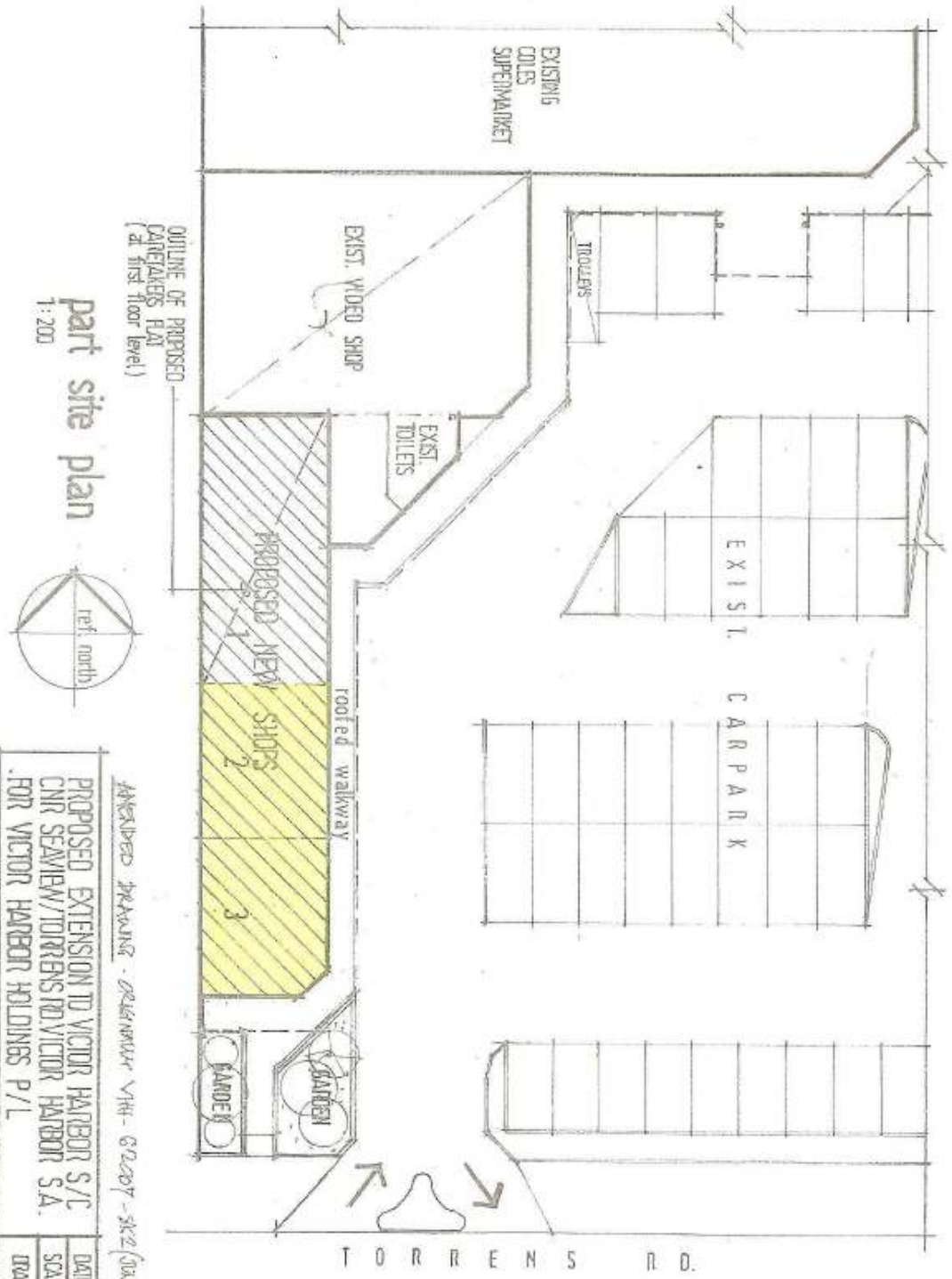


ground floor plan
1:100



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|--|---------------------------------|---|
| PROPOSED EXTENSION TO VICTOR HARBOR S/C CNR. SEAVIEW/TORRENS RD. VICTOR HARBOR S.A. FOR VICTOR HARBOR HOLDINGS P/L | | DATE: August 2001 SCALE: 1:100 DRAWN: JCL |
| JOHN TENNARIS ARCHITECT 141 MASILL RD. STERNEY S.A. 5069 | TEL: 013206509 FAX: 08206539 | DRAWING NO: WHH-R7077-SK.3 |

7 Torrens Street, Victor Harbor – Site Plan



part site plan
1:200

APPROVED DRAWING - ORIGINATOR VHH - 02/07 - SK2 (JAN 2007)

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|--|-----------------|
| PROPOSED EXTENSION TO VICTOR HARBOR S/C CNR SEAVIEW/TORRENS RD/VICTOR HARBOR S.A. FOR VICTOR HARBOR HOLDINGS P/L | DATE 14/05/2007 |
| JOHN LENTAKIS ARCHITECT 147 MAGILL RD. STEPHEN S.A. 5069 | SCALE 1:200 |
| TEL 8320 609 FAX 8320 639 | DRAWN BY |
| VHH-82007-SK2 | DATE |

Shopping Centre Plan: Victor Harbor Coles.



PROPOSED EXTENSION TO VICTOR HARBOR S/C
ONR SEAVIEW/TORRENS RD VICTOR HARBOR S.A.
FOR VICTOR HARBOR HOLDINGS P/L

JOHN LERAKIS ARCHITECT
741 MAGILL RD. STERNE S.A. 5069

TEL 0132 0609
FAX 0132 0639

DATE: 14/01/00
SCALE: 1:400
DRAWN: JKL

DRAWING NO:
VHH-82007-S1