



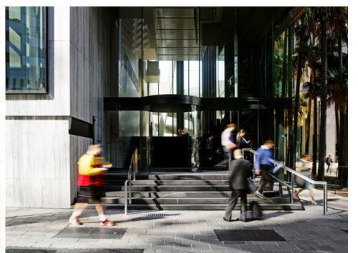
14 South Station Road, Booval

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# Information Memorandum

Prepared by Ray White Commercial Ipswich

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# INTRODUCTION

## The Opportunity

Position Plus - Almost Next to The Booval Railway Station!

This complex composing of 5 shops in an absolute beaut location. Situated very close to the Booval Railway Station and a short stroll to many national tenants such as Aldi and the Big W Shopping Center.

This is a must for the investor or even for an owner-operator to take up part of the space.

The original owner who built this shopping complex is now retiring after operating a very successful business from part of this building, and now offers this commercial property to the market.

Plenty to like here including heaps of parking and great exposure.

## PROPERTY OVERVIEW

|                              |  |
|------------------------------|--|
| <b>The Property</b>          | 14 South Station Road, Booval                          |
| <b>Real Property Details</b> | L9 RP23818   |
| <b>Title Reference</b>       | 12603053   |
| <b>Zoning</b>                | MC01S - Major Centres (Booval Secondary Business Area) |
| <b>Land Size</b>             | 1,416 m2*  |
| <b>Building Size</b>         | 441m2*   |
| <b>Local Authority</b>       | Ipswich City Council                                   |
| <b>Sale of Method</b>        | Private Treaty   |

*\*Approximately*

This information Memorandum must be read in full and is provided to interested parties subject to the conditions set out in the Disclaimer.

## MARKETING AGENT

**Your Agent**

**Mark Boettcher**

Independent Contractor

Ray White Commercial Ipswich

M: 0418 191 723

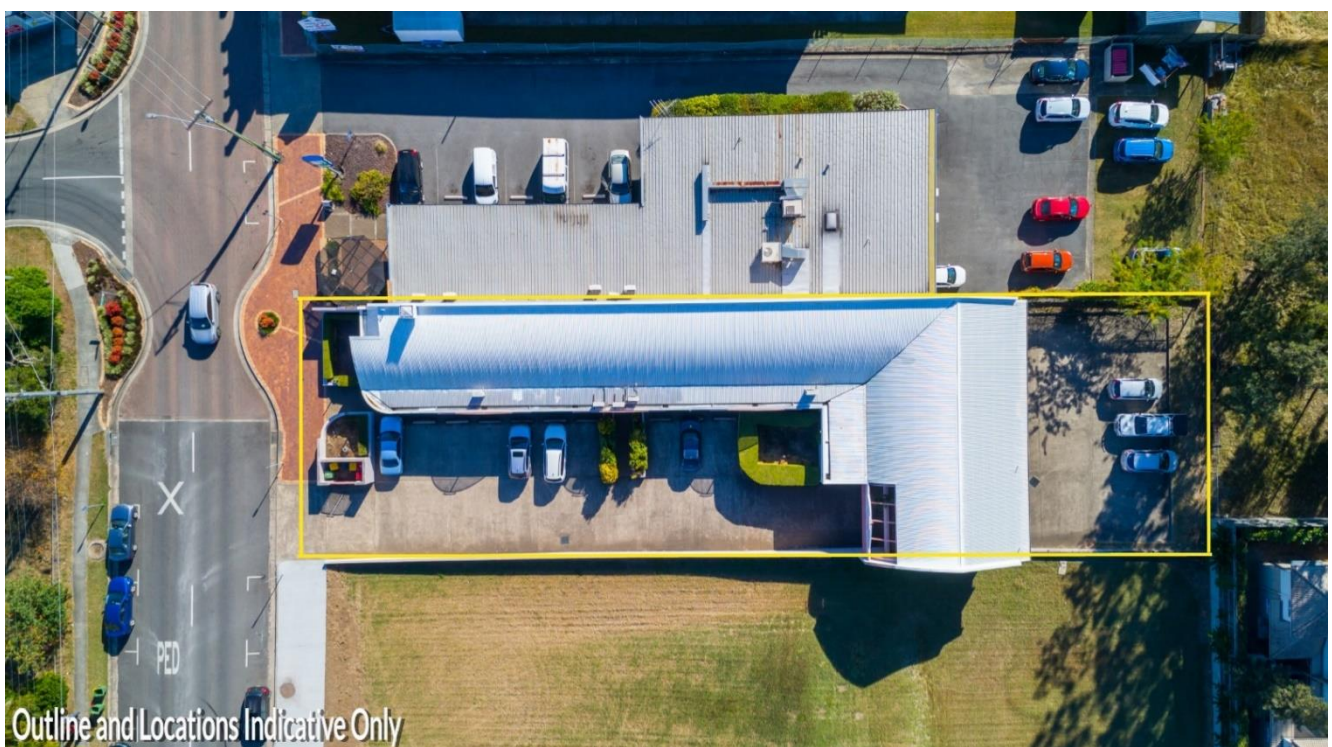
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# PHOTOS











14 South Station Road, Booval





14 South Station Road, Booval

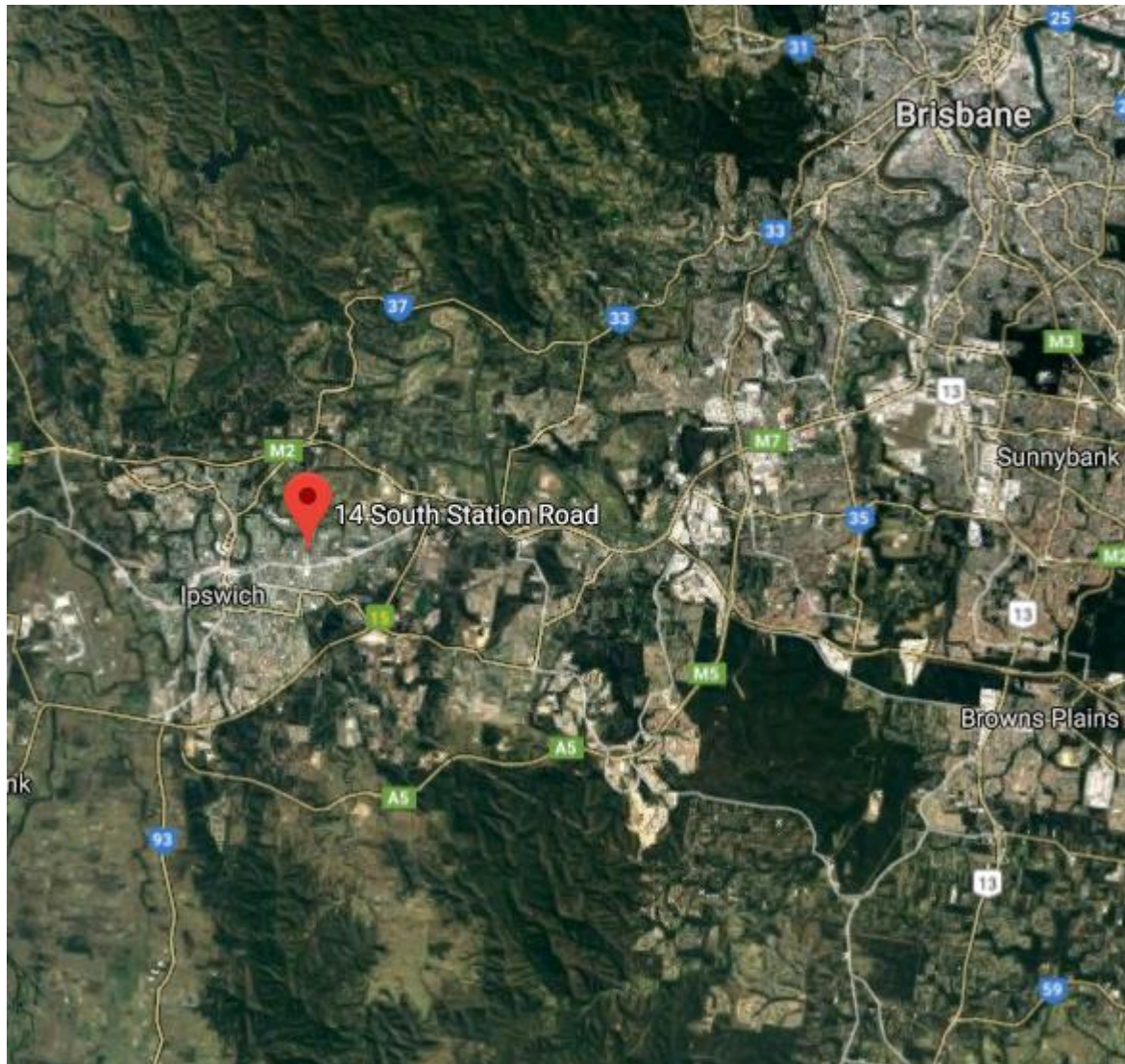


## AERIAL MAP

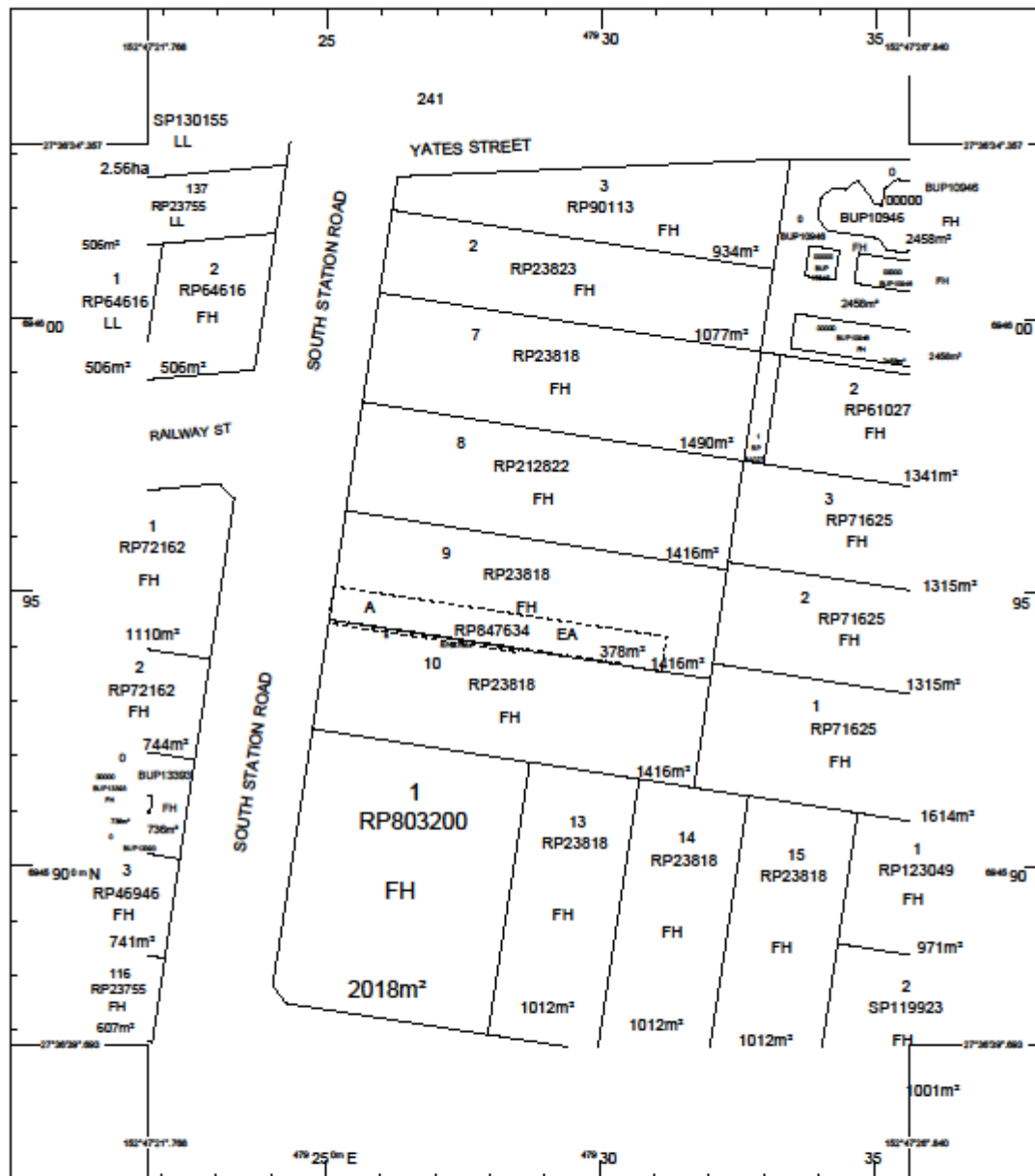




## LOCATION MAP



# SMART MAP PLAN



STANDARD MAP NUMBER  
9442-14323



## SUBJECT PARCEL DESCRIPTION

|      |                  |            |
|------|------------------|------------|
| DCDB | Lot/Plan         | WRP23818   |
|      | Area/Volume      | 1416m²     |
|      | Tenure           | FREHOLD    |
|      | Local Government | PSWICH QTY |
|      | Locality         | BOOVAL     |
|      | Segment/Parcel   | 102 435    |

## CLIENT SERVICE STANDARDS

|   |
|---|
| PRINTED (ddm/yyyy) 06/06/2018   |
| DCDB 07/06/2018   |
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SmartMap

An External Product of  
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Based upon an extraction from the  
Digital Cadastral Data Base



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## FINANCIAL INFORMATION

INCOME (Current as at 6/6/18)

Shop 1 \$600 PER CALENDER MONTH

Shops 2 and 3 \$1400 per calender month

Shops 4 and 5 \$1650 per calender month

Office Space \$2767 per calender month

5 x 40 sq m shops and 240 sq m (approx) of office space

### OUTGOINGS

Icc Rates \$11000 per annum

QUU \$2700 per annum

Insurance \$3000 per annum

Community Power \$500 per annum

Grounds maintenance \$1000 per annum

Land Tax \$3400 per annum

The current owner built the building and has operated from shops 4 and 5 and In my opinion (and his also) hasn't kept in touch with increasing the rents over the years and some of the rents may be too low per sq m and should be increased. (All persons need to qualify this opinion for themselves as this is my opinion only)

There is a grease trap which isn't currently registered.

## DISCLAIMER

Ipswich Commercial Dot Com Pty Ltd trading as Ray White Commercial Ipswich “the Agent”, has prepared this report as a means of adopting a starting point for an organised strategy for the sales strategy of this property. It is not a valuation or intended to be relied upon by any person as such (including in support of any financing application), and if professional valuation expertise is desired we should be instructed accordingly.

Of necessity all marketing strategies involve strong elements of intuition and prediction and must be fluid and responsive to a variety of factors including:

- Economic cycling
- Financial market and borrowing cost fluctuations
- Demographic changes
- Alteration in public tastes and styles of stock for which demand is sustainable
- Oversupply of stock in region or market layer
- Impact of alteration of planning or other laws
- Competing / similar properties in the vicinity of the site
- Seasonal trends
- Delays in realisation due to (e.g.) building disputes
- Volatility of building costs.

“The Agent” reserves the right to revise pricing or any strategy at any time based on the need to meet market factors and expectations.

Methods of marketing are suggested to maximise impact in accordance with the marketing budget you have set. No guarantee or warranty is given that any or any combination, of strategies will produce a given result or level of result and all marketing fees and outlays should be treated as risk capital.

Price is suggested taking into account recent market evidence in the locality for more or less comparable properties (constructed or in course of construction).

Information and figures contained in this report have been obtained from various sources as noted throughout the report. We have not independently checked and verified any of the information we merely pass it on for your reference. We make no comment on and give no warranty as to the accuracy of the information contained in this report which does not constitute all or any part of any offer or contract. Zoning and land area details are as provided by RP Data and are subject to confirmation.

This marketing submission is provided as a preliminary opinion only. It does **not** represent a formal valuation and should not be relied upon or treated as such.

We advise that “The Agent”, is **not** a Registered Valuer and strongly recommend you seek professional advice from a Registered Valuer.

We reserve the right to revise this submission subject to further investigation and assessment.

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