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The Commercial and Industrial Property Specialists

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## Information Memorandum

# FOR SALE



## 6 Blackwattle Parade Hepburn Height Shopping Centre

**Lot 5 - 165 sqm (175sqm)**

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14 Aachen Crescent , Western Australia 6018  
Phone (08) 9246 5469 Mobile 0414 753 232 Fax (08) 9246 7699  
Email: [bhalvorson@iinet.net.au](mailto:bhalvorson@iinet.net.au)  
Best Start Pty Ltd T/A Brett Halvorson & Associates ABN -56 156 256 307

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## IMPROVEMENTS

Strata Lot 5 is part of a modern thirteen strata lot Development constructed around 1997.

This modern building comprises of concrete tilt panels with glazing to the front of the premises and a metal deck roof. Each lot is equipped with reverse cycling air conditioning , toilet and kitchen facility.

Substantial car parking is provided onsite

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**Strata Area: Lot 5** - 165sqm -  
( 175sqm ) inc outside storage area.

## LOCATION

6 Blackwattle Parade is located in the high side of Hepburn Av ,Walter Padbury Boulevard and Blackwattle Parade adjacent to the local servicing station which is opposite the fire brigade.

`Direct access to Warwick road,Mitchell Freeway is only minutes away

## TITLE PARTICULARS

An Estate in fee simple being:

**Lot 5**

**Strata Plan 33984**

**Volume 2124**

**Folio 970**



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## TOWN PLANNING

It is our understanding from a discussion with a town planner at the city of Joondalup the site is zoned “Commercial”

## ENCUMBRANCES and EASEMENTS

Interests notified on the Strata Plan and any amendments to lots or common property notified thereon by virtue of the strata title act No33 1985 as amended

## SERVICES

All normal services are available and connected to the property including storm water, electricity, telephone, sewerage with gas available from the opposite side of the street.

The road is bitumen sealed and concrete kerbed as is the parking area in the complex.

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## TENANCY SCHEDULE

**Lot 5 - Two boys Club Pty Ltd - Italian Restaurant**

**Rental : \$42,000 net p.a plus gst**

**Outgoings : \$16,000 p.a 2018/19**

**Lease Term : 5years + 5 years**

**Commence 1st October 2018**

## COMMENTS

6 Blackwattle Parade known as “**Hepburn Heights**” offers the astute owner occupier or investor an opportunity to join the following tenants:

Fitness Centre	Thai Restaurant
Indian Restaurant.	Mexican Restaurant
Nepalese Restaurant.	Ladies Hair Dresser
Breast Screening WA	Italian Restaurant

**Ideal premises for a variety of Business uses !**

### **PURCHASE PRICE**

**Lot 5 - \$725,000 no gst**

To discuss the opportunities and inspect call

Brett - 0414 753 23  
08 9246 546

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[Bhalvorson@iinet.net.au](mailto:Bhalvorson@iinet.net.au)