

Information Memorandum



\$1,695,000

2 x Retail Shops, 1 x Residence (freehold only)

7A Elizabeth Street, Kenilworth, QLD 4574

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1. Introduction

This Information Memorandum has been prepared in relation to the freehold property known as the BP Service station, located at 7A Elizabeth Street, Kenilworth, Qld 4574.

Boxsells Kenilworth is pleased to offer the freehold premises **7A Elizabeth St Kenilworth**, located within the heart of the main street of Kenilworth, a popular town on the Sunshine Coast Hinterland Tourist Route.



2. Executive Summary

Freehold Building

Location: 7A Elizabeth Street, Kenilworth, Qld 4574

Local Authority

Sunshine Coast Regional Council

Freehold Land Area:

1075M2

Sale Details:

Freehold building consisting of 2 Shops and 4 Bedroom Residence.

Rates: \$3,301-30 per annum

Unity Water Fixed and Consumption Charges: \$1600.00 per annum (subject to Tenants Usage)

Rental Return Details:

Residence – Fixed Term Agreement at \$390-00 per week (GST not applicable)

Shop 1 – Two Year Lease Agreement at \$3,000-00 per month including GST * Option of 2 years.

Shop 2 – Two Year Lease Agreement at \$2,600-00 per month including GST * Option of 2 years.

Outgoings – Council Rates, Unity Water Charges and Insurances paid by Property Owner. Electricity paid separately by each Tenant.

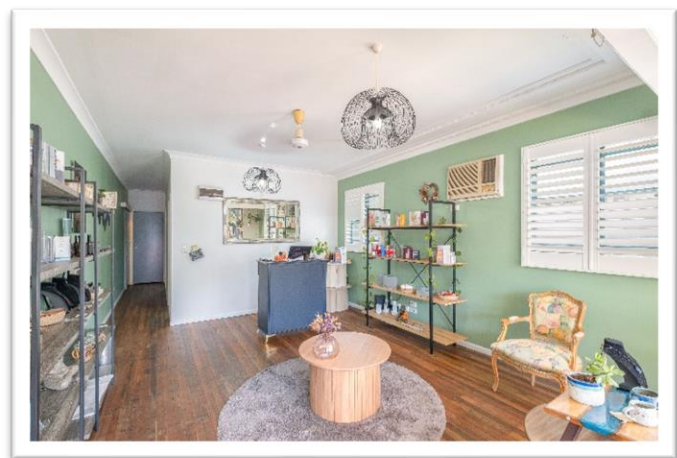
Marketing Agent

Boxsells Kenilworth

Inspections through:

Tonia Murtagh – 0407 135 797 – Email: tonia@boxsells.com.au

3. The Freehold Premises



4.The Business (does not form part of sale).

The two retail business are owned by another party and they are on a current lease. The lease is for a fixed term of



5. Road, Access & Exposure

The subject property is in the main street of Kenilworth. It has high exposure to all passing vehicles and pedestrian traffic.



6. Services and Amenities

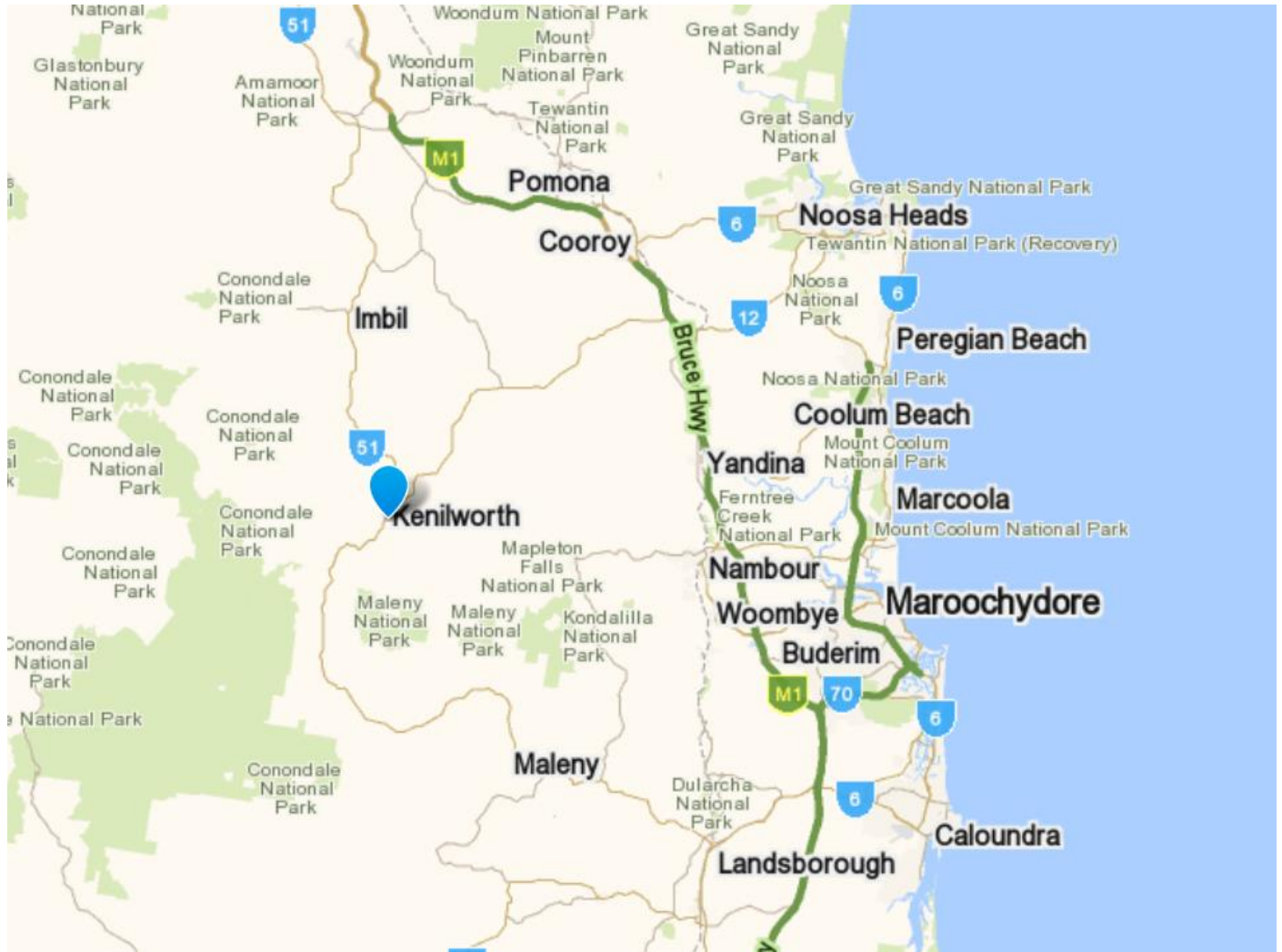
Mains power, sewerage & town water connected. The two shop fronts are individually metered, have a shared toilet room, no onsite parking as there is a council car park next to the property. The residence has off-street parking and their own private access.

7. Kenilworth Overview

Kenilworth is a lovely friendly town with a population of approximately 300 in the direct vicinity. It is located in upper Mary Valley Country behind the Blackall Range. Kenilworth is situated on the Mary River and has the luxury of country living with access to the awesome Sunshine Coast beaches within 40 – 50 minutes. The town is also within 20 -30 minutes of Nambour and the glorious Hinterland towns of Mapleton, Montville, Flaxton and Maleny.

The main street has a relaxed atmosphere with interesting and quality shops, food outlets and the famous Kenilworth Cheese Factory. The Kenilworth Park is a wonderland for kids with new and well maintained play equipment, huge shade trees for relaxing under plus Barb-B-Que and picnic tables. The town pool and skate park also keep the kids entertained. With wonderful camping sites in and around Kenilworth, the town is always a hub of activity.

Kenilworth overview continued



8. Summary

Full financial figures will be provided to qualified buyers. On qualification of serious interest, a confidentiality agreement must be signed.

9. Disclaimer

This document has been prepared by Boxsells Real Estate for the information of potential purchasers to assist them in deciding whether they are sufficiently interested in the Business to proceed with further investigation.

The proposed sale of the Business is being conducted by Vendor instructing the Agent Boxsells Kenilworth. We cannot guarantee the accuracy of any information contained in this document.

Prospective purchasers should not rely on the information. You should satisfy yourself as to its accuracy and completeness through inspections, surveys, enquiries, searches, etc. by your own independent consultants.

The Seller, Boxsells Kenilworth and their respective employees and agents:

- (a) give no assurances and make no representations that the information in this publication and other verbal or written information given in respect of the Business ("information") is accurate, current, complete or balanced; and
- (b) do not accept any responsibility arising in any way for any errors in or omissions from any information; and
- (c) will not be liable for any loss or damage resulting from any report, document statement, figure, calculation or any other information that a prospective purchaser relies on.

The Business will be sold without any representation or warranty as to its condition; fitness for any particular purpose; or compliance with any relevant law.

No person is authorised to give information other than the information in this document.

If you make an offer or sign a contract for the Business, you acknowledge that you have not relied on any information (unless otherwise agreed in a written contract with the seller).

Any information given will not form part of a contract.

The information contained in this report does not constitute an offer or contract of sale.

The Seller reserves the right, at its sole discretion, to postpone or cancel the proposed sale of the Business and to modify or add any terms and conditions to any proposed contract and other material associated with the proposed sale, which may be made available to a potential purchaser.

Any forecasts included in this report are based on a large number of assumptions and are subject to significant uncertainties and contingencies, some, if not all, of which are outside the control of the Seller.

No representation is made that any forecast will be achieved. Actual future events may vary significantly from the forecasts. Potential purchasers should make and must rely on their own enquiries and investigations regarding the assumptions, uncertainties and contingencies which may affect the Seller's or the Business's future operations and values and the impact that a variation of future outcomes may have on the Business. All information provided in this report is confidential. This disclaimer does not exclude any statutory rights you may have which cannot be excluded.