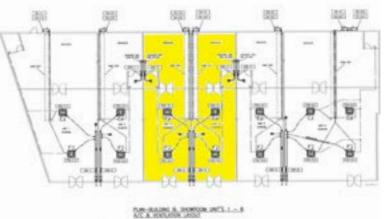
## RayWhite.







## High Exposure Stuart Highway Leasing 3&4/5 McKenzie Place, Yarrawonga

- The Village offers easy access for tenants, suppliers and customers with ample car parking
- Shops 3 & 4 total tenancy area 269 m2
- Fully Air conditioned showroom 169 m2
- Storage area 100 m2 with 2 motorised roller doors
- Plate glass shop front
- Ceramic tiled floors
- T-bar ceilings with recessed lighting
- Kitchenette, 1 x W.C (disabled)
- Direct Stuart Highway frontage with high traffic flow
- Fantastic exposure for any type of business
- All tenancy uses considered

For Lease \$4,870.17 + GST per month

View: By appointment 7 days

Nick Syrimi 0412 537 638 nick.syrimi@raywhite.com

1/43 Cavenagh Street Darwin 0800 www.rwcnt.com.au

Ray White Commercial (NT)

## LEASE PROPOSAL



The Property:

3&4/5 McKenzie Place, Yarrawonga

Property Description

• The Village offers with ample car parking

- Shops 3 & 4 total tenancy area 269 m2
- Fully Air conditioned showroom 169 m2
- Storage area 100 m2 with 2 motorised roller doors
- Plate glass shop front, ceramic tiled floors
- T-bar ceilings with recessed lighting, kitchenette, 1 x W.C (disabled), direct Stuart Highway frontage with high traffic flow, fantastic exposure for any type of business
- All tenancy uses considered

Commencement Date: Available now

- Lease term: 3 Years + option 3 Years
- The Rent:
   \$4,870.17 + GST per month
- Rent reviews: All States CPI annually
- Market review: On option
- Operating Expenses:

Estimated \$7,024.54 + GST per annum to include: Pro-rata share of 100% building expenses

- Council Rates Approx. \$812.52
- Complex Operating Fees Approx. \$6,212.02 to include but not limited to:
  - 1. Insurance Building
  - 2. Air conditioning Maintenance
  - 3. Cleaning Common
  - 4. Termite Control Maintenance
  - 5. Fire Protection Maintenance
  - 6. Emergency Lights Maintenance
  - 7. Security Common
  - 8. Gardening Common
  - 9. Electricity Common
  - 10. Rubbish Removal Common
  - 11. Water & Sewerage fees Common

**Outgoings**: Own consumables including electricity, telephone, Public risk and Plate glass insurance.

Bond/Guarantee:

Security Bond equivalent to three (3) month's rent including GST. Personal/Director's Guarantee <u>waivered</u>

Special Conditions & Tenant Responsibilities:

- Halfpenny's Solicitor's Lease Approx. \$1,800 + GST
- Signage with prior approval from owner