RayWhite.







Retail or Office - Yarrawonga Village Stuart Highway

5/5 McKenzie Place, Yarrawonga

- Total tenancy area approx. 135 m2
- Retail / Showroom area 85 m2
- Warehouse including amenities area 50 m2
- Plate glass shop front
- Fully air-conditioned showroom
- Wide motorised rear roller door
- Kitchenette, 1 x W.C
- Staff and customer on site parking
- Direct Stuart Highway frontage with high traffic flow
- Fantastic exposure for any type of business
- All tenancy uses considered
- Available now

For Lease \$2,435.08 + GST per month

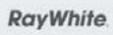
View: By appointment 7 days

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Ray White Commercial (NT)



LEASE PROPOSAL

The Property: 5/5 McKenzie Place, Yarrawonga

Property Description

• Total tenancy area approx. 135 m2

Retail / Showroom - area 85 m2

Warehouse including amenities - area 50 m2

Plate glass shop front, fully air-conditioned showroom

Wide motorised rear roller door, kitchenette, 1 x W.C

• Staff and customer on site parking, 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: \$2,435.08 + GST per month

Rent reviews: All States CPI – annually

Market review: On option

Operating Expenses: Estimated \$3,512.27 + GST per annum to include:

Pro-rata share of 100% building expenses

• Council Rates – Approx. \$406.26

Complex Operating Fees – Approx. \$3,106.01 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 waivered

Special Conditions & Tenant Responsibilities:

Halfpenny's Solicitor's Lease Approx. \$1,800 + GST

Signage with prior approval from owner