



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

- 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

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Ray White Commercial (NT)

LEASE PROPOSAL

The Property:	3&4/5 McKenzie Place, Yarrawonga
Property Description	<ul style="list-style-type: none">• 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 <ul style="list-style-type: none">• Council Rates – Approx. \$812.52• Complex Operating Fees – Approx. \$6,212.02 to include but not limited to:<ol style="list-style-type: none">1. Insurance - Building2. Air conditioning - Maintenance3. Cleaning - Common4. Termite Control - Maintenance5. Fire Protection - Maintenance6. Emergency Lights – Maintenance7. Security - Common8. Gardening – Common9. Electricity – Common10. Rubbish Removal – Common11. 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:	<ul style="list-style-type: none">• Halfpenny's Solicitor's Lease Approx. \$1,800 + GST• Signage with prior approval from owner