



## Retail or Office - Yarrowonga Village Stuart Highway

5/5 McKenzie Place, Yarrowonga

- Total tenancy area approx. 135 m<sup>2</sup>
- Retail / Showroom - area 85 m<sup>2</sup>
- Warehouse including amenities - area 50 m<sup>2</sup>
- 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

**Nick Syrimi**

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Ray White Commercial (NT)

## LEASE PROPOSAL

<b>The Property:</b>	5/5 McKenzie Place, Yarrowonga
<b>Property Description</b>	<ul style="list-style-type: none"><li>• Total tenancy area approx. 135 m2</li><li>• Retail / Showroom - area 85 m2</li><li>• Warehouse including amenities - area 50 m2</li><li>• Plate glass shop front, fully air-conditioned showroom</li><li>• Wide motorised rear roller door, kitchenette, 1 x W.C</li><li>• 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</li></ul>
<b>Commencement Date:</b>	Available now
<b>Lease term:</b>	3 Years + option 3 Years
<b>The Rent:</b>	\$2,435.08 + GST per month
<b>Rent reviews:</b>	All States CPI – annually
<b>Market review:</b>	On option
<b>Operating Expenses:</b>	Estimated \$3,512.27 + GST per annum to include: Pro-rata share of 100% building expenses <ul style="list-style-type: none"><li>• Council Rates – Approx. \$406.26</li><li>• Complex Operating Fees – Approx. \$3,106.01 to include but not limited to:<ol style="list-style-type: none"><li>1. Insurance - Building</li><li>2. Air conditioning - Maintenance</li><li>3. Cleaning - Common</li><li>4. Termite Control - Maintenance</li><li>5. Fire Protection - Maintenance</li><li>6. Emergency Lights – Maintenance</li><li>7. Security - Common</li><li>8. Gardening – Common</li><li>9. Electricity – Common</li><li>10. Rubbish Removal – Common</li><li>11. Water &amp; Sewerage fees – Common</li></ol></li></ul>
<b>Outgoings:</b>	Own consumables including electricity, telephone, Public risk and Plate glass insurance.
<b>Bond/Guarantee:</b>	Security Bond equivalent to three (3) month's rent including GST. Personal/Director's Guarantee <u>waivered</u>
<b>Special Conditions &amp; Tenant Responsibilities:</b>	<ul style="list-style-type: none"><li>• Halfpenny's Solicitor's Lease Approx. \$1,800 + GST</li><li>• Signage with prior approval from owner</li></ul>