

Information Memorandum

# Palko, Unit C26 27 Lonsdale Street, Braddon ACT

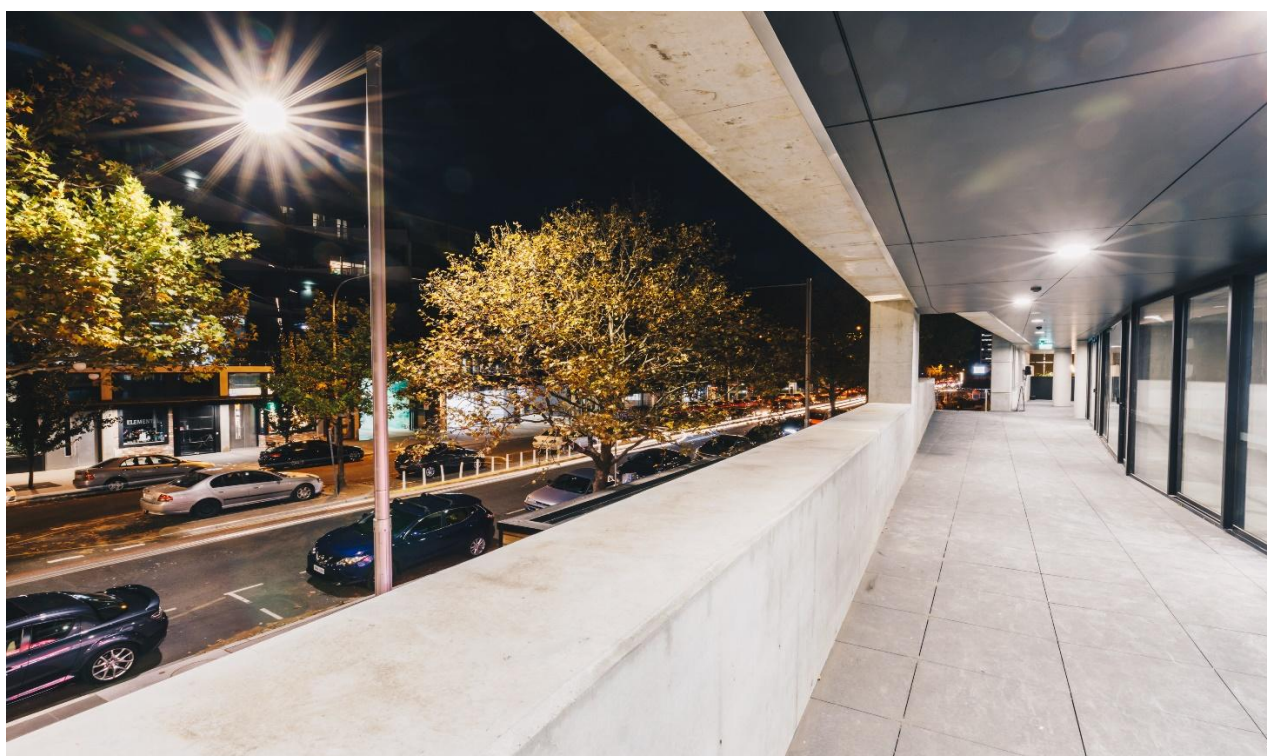
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Sentia Real Estate

# Specifications

Type:	Retail/Office	Parking:	5 bays			
Title:	Strata – UP4298	Fit-Out:	Existing			
Area:	163m <sup>2</sup>	Site Area:	3,762m <sup>2</sup>			
Existing Sublease:	Unit 26A – Authentix Pty Ltd					
	Unit 26B – Boss Burger (Wanniassa) Pty Ltd t/a Outkast					
	<u>Unit</u>	<u>Area</u>	<u>Tenancy %</u>	<u>Rent</u>	<u>Expiry Date</u>	<u>Option Period</u>
	26A	75	46.3%	\$ 33,000	31-July-28	3 years
	26B	87	53.7%	\$ 51,240.77	28-Feb-27	2 years
	3 vacant car parking bays, estimated at \$3,000 (ex GST) per bay per annum					
Gross Income:	\$84,240.77 (ex GST) [excluding 3 vacant car parks]					
Outgoings:	General Rates: \$11,521.00					
	Water & Sewerage: \$828.00					
	Strata Levies: \$8,408.00					
	<u>Total: \$20,757.00</u>					
	Recoverable outgoings:					
	Boss Burger Pty Ltd – (\$5,573.25)					
	Authentix Pty Ltd – (\$1,730.31)					
	<u>Total Lessor Outgoings Payable: \$13,453.44</u>					
* Potential NET Income:	\$79,787.33 *Once additional 3 car parks have been rented.					

Features:	Subdivided tenancy in the Palko Building.
Permitted use:	<p>To use Units 1 - 116 only for one or more of the following purposes:</p> <ul style="list-style-type: none"> <li>(i) commercial accommodation use LIMITED to serviced apartments;</li> <li>(ii) community use LIMITED to health facility;</li> <li>(iii) industrial trades;</li> <li>(iv) light industry;</li> <li>(v) non-retail commercial use;</li> <li>(vi) plant and equipment hire establishment;</li> <li>(vii) residential use LIMITED to multi-unit housing;</li> <li>(viii) restaurant;</li> <li>(ix) shop PROVIDED THAT the combined maximum gross floor area used for the purpose of supermarket or other shop selling food shall not exceed 200 square metres; and</li> <li>(x) warehouse</li> </ul> <p>PROVIDED ALWAYS THAT:</p> <ul style="list-style-type: none"> <li>(a) residential use is prohibited at the ground or first floor level of the building on the parcel of land; and</li> <li>(b) should the premises be used for residential use, the use of industrial trades and plant and equipment hire establishment shall not be permitted on the premises; and</li> <li>(c) that prior to the redevelopment of the premises for commercial accommodation use, residential use, and/or restaurant, a noise management plan is provided in accordance with clause 3(d)</li> </ul>







Asking Price

\$1,200,000

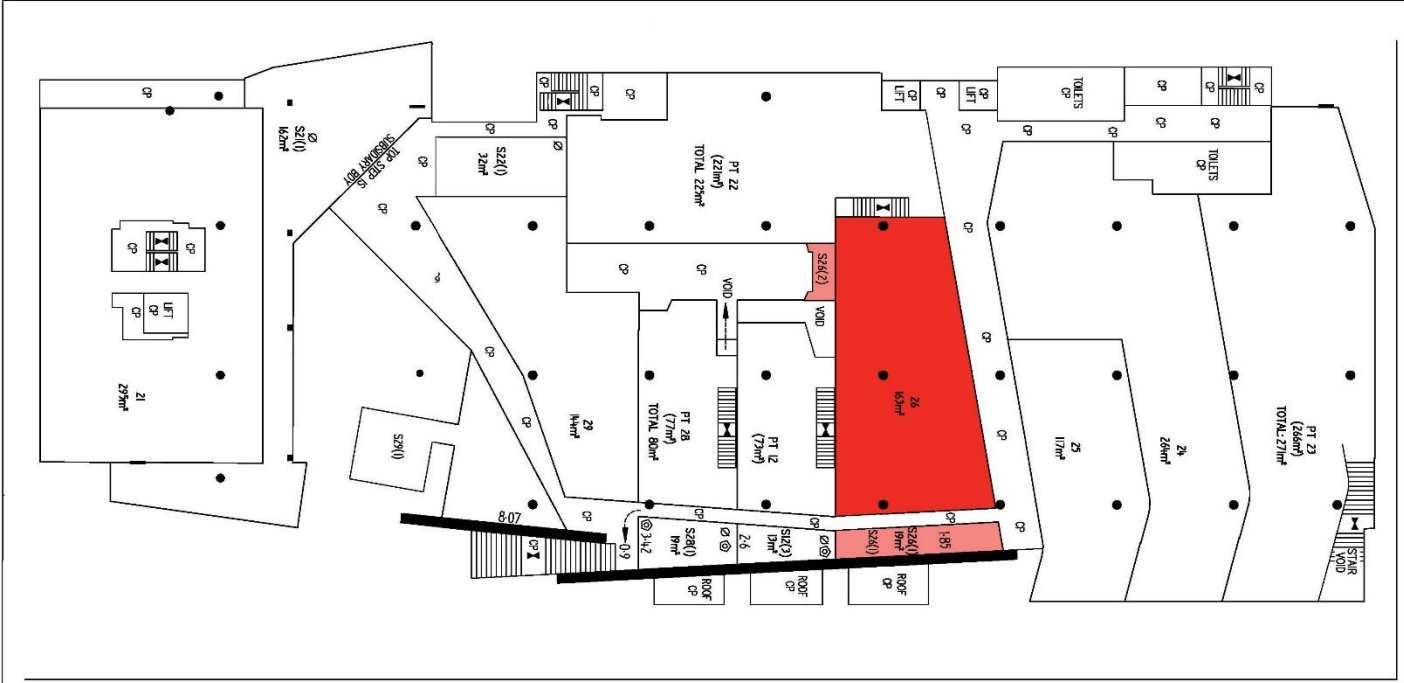
Our industry tools and market experience have assisted us in preparing the asking price for this property.

Note, the sale will be treated as a going concern and therefore will not incur any GST.

As the sale price falls below the stamp duty threshold, the sale will not incur stamp duty levies.

This sale price represents a potential 6.6% yield.

# PLAN



# CONTACT



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**Director**  
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## Our Defining Property is Trust

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By engaging Sentia, you are one step closer to achieving your desired results. Real estate is not black and white. There are a spectrum of choices when dealing with property and each decision paints a new picture of possibilities of what could be someone's best move ever.

Your choice of agent, listing method, and marketing materials can all impact on your final result considerably. Sentia are here to guide you in this exciting journey. Our industry leadership, years of experience and passionate agents is the reason we are setting new standards in real estat





## Sentia Vision

To change the way people think when they hear the words “real estate” and make Sentia the nation’s preferred agency by focusing on a quality experience. Our passionate agents are the reason we are setting new standards in real estate.

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## Sentia Mission

To provide an innovative and honest approach to real estate, with you at the forefront.

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## Sentia Values

Our team comes first.

We value and reward teamwork over individual effort.

We put ourselves in your shoes.

We can be trusted to do the right thing by our clients and by each other.

We partner with you to deliver a great service using our collective strengths to do our best.

We think and act like owners.

We take responsibility, act with empowerment, and are fully engaged by what we do.

Our reputation is a core asset.

We are authentic, ethical and fair. We strive to be known for our commitment to honesty, trust and transparency in the Real Estate industry.



# Sentia Real Estate

WINNER: COMMERCIAL AGENCY OF THE YEAR



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Through engaging Sentia, you have peace of mind that you are working with one of the best agencies in the industry.





# Services

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## Sales

Whether you are first-time seller or a real estate mogul, selling a property is one of the biggest financial decisions you can make—each and every time. Our quality of service and marketing is unparalleled and provides the best circumstances for a straightforward and successful sale.

## Leasing

Rent your property faster—and to the right tenants. Let our experts do the job for you. Along with our extensive database, we promote your property to the largest possible leasing market.

Our comprehensive listing services will increase viewings and help you rent your property faster and our agents prepare intelligent lease agreements, built upon our many years of experience, which protects all of your interests as a landlord.



## Property Management

Our experienced agents help you increase your bottom line while taking the hassle out of managing your property.

We use sophisticated software that reliably controls the finest details of property management, ensuring consistent owner payouts and providing straightforward and easy-to-read monthly reports directly to your email. For all maintenance requests, take advantage of our expert and reliable network of tradespeople for all your maintenance needs.

## Project Sales

Our client base is diverse and so are our services. Working with Canberra's top developers makes the project sales area a natural fit for both us and our clients.

With so many mixed-use developments being constructed in our region, an agent that can advise with whole of project in mind means our clients have a seamless highly integrated service that ultimately creates a better outcome.



## Next Steps

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Should you be interested in purchasing this property, please contact Chris Antos for a copy of the existing subleases and the sale proposal.