



923 METRY STREET, NORTH ALBURY NSW 2640

MARKET LEASING PROPERTY REPORT

- 15th March 2021



ROBERT STEVENS
COMMERCIAL REAL ESTATE

THURGOONA PLAZA, 10 SHUTER AVENUE

THURGOONA NSW 2640

M. 0418 391 976

P. 02 6043 3088

ROBERT@RSCRE.COM.AU

923 METRY STREET, NORTH ALBURY NSW 2640

Property Information

923 Metry Street North Albury is an investment property previously leased to Bendcraft who are vacating the premises in June 2021.

Synopsis

This report is to provide a review of the market leasing report for the property in a willing but not anxious market.

Title Particulars

Land is identified as Lot 9 on Deposited Plan 255061 and consists of one land parcel. Responsible Authority for the property is Albury City.

Land is regular in shape with a frontage of approximately 25 metres to Metry Street and a northern boundary of 69 metres. The site has a total area of approximately 1,714 sq. metres.

Development

Constructed on the site is a stand-a-lone building measuring approximately 720m². Building is portal frame brick and colorbond metal clad construction with metal deck roofing. Amenities are limited to a toilet block. Access is provided by two roller shutter doors located at the front and rear of the premises. A dividing non-structural wall separates a storage and workshop area.

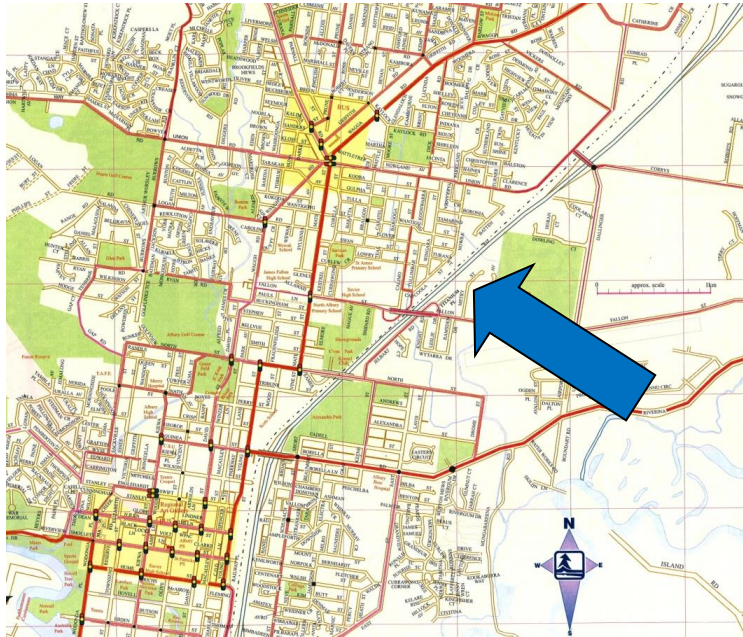
Location

923 Metry Street is in an established industrial precinct of North Albury. Metry Street provides B Double access to the Hume Freeway By-pass via Thomas Mitchell Drive Thurgoona.

Utility Services:

All services are available to the site.

Map:



Lease:

The property will be vacated at the end of May 2021.

Terms and conditions of the Lease available to a new party would include:

Term –	Three [3] to five [5] years.
Commencing-	1 st June 2021.
Option	Equal to the first term.
Rent review	<i>3% annual increases at the anniversary date of the lease.</i>
Outgoings	100% of: Local council rates and charges Water, sewerage, and drainage Property Insurance
Special Conditions	Lessee responsible for all waste, maintenance and Fire Safety and other occupancy costs.



Market

Sales and property information for the precinct indicates that the area is generally well held with only a small number of properties entering the market.

Based on this and Robert Stevens COMMERCIAL property information in a willing but not anxious market 923 Metry Street North Albury is available to lease at \$44,000.00 plus GST and outgoings.

ROBERT STEVENS COMMERCIAL:

Robert Stevens the principal of Robert Stevens COMMERCIAL Real Estate [RSCRE] has been operating in the Albury Wodonga region for the past twelve years as an independent agent.

RSCRE is located at Thurgoona Plaza, 10 Shuter Avenue, Thurgoona NSW and works to achieve the highest and best outcome for the client.

Robert Stevens is Licensed Real Estate Agent in NSW [1075996] and Victoria [065770L] and qualified as a Land Economist with the Australian Institute of Valuers and Land Economists in March 1994 Certificate #559.

Conclusion:

923 Metry Street North Albury represents an excellent opportunity for long-term lease to a respectable and responsible tenant. Current market indicators show that there is a shortage of suitable premises available.

Robert Stevens COMMERCIAL

<https://www.rscore.com.au>



THURGOONA PLAZA, 10 SHUTER AVENUE
THURGOONA NSW 2640
M. 0418 391 976
P. 02 6043 3088
ROBERT@RSCORE.COM.AU
WWW.RSCORE.COM.AU

DISCLAIMER:

This appraisal has been prepared solely for the information of the Client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning, that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way.

We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.



