

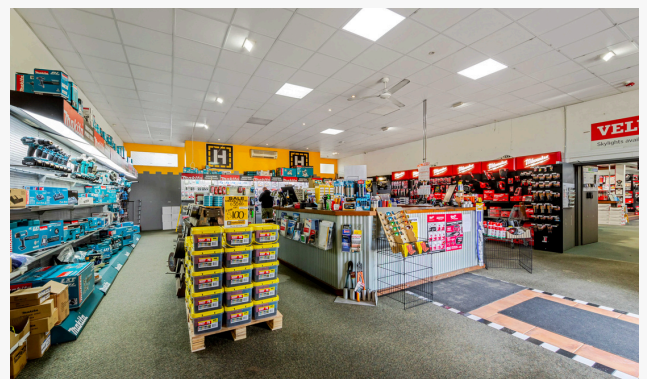
SELLING INFORMATION MEMORANDUM

79 Princes Highway & 6/9-
11 Russell Street Batemans Bay

Lot 1 DP852587 Torrens Title

Lot 6 SP53355 Strata Title

- Asking Price: \$2,100,000.00 exc GST until tenant relocated.
- Torrens Title
- Location: High-exposure position on Princes Hwy, Batemans Bay
- Configuration: 3 shops across 2 titles (can be leased individually if required)
- Current Tenant: Cameron's Hardware expires 30/06/2026 plus extension
- Parking: Private on-site parking for 6 cars, plus access to additional communal parking
- Settlement: To be confirmed. The tenant has the right to remain until their new premises at 57 Princes Hwy is completed (approximately 12 months)
- Highly sought after location for prospective new tenant when existing tenant vacates.



79 PRINCES HIGHWAY & 6/9-11 RUSSELL STREET BATEMANS BAY

Financial Summary

Item	Amount
Gross Rental Income	\$123,298.00 pa
Recoverables	\$7,855.00
Non-recoverables	\$10,297.00
Net Income	\$105,146.00
GST	Not applicable (going concern)

Property Breakdown

79 Princes Hwy (Torrens Title)

- Building Area: 284.69 m² (currently configured as two spaces: 147.35 m² and 137.34 m²)
- Land Area: 591.8 m² Freehold
- Rent: \$83,700 pa plus rates
- Outgoings: Rates \$5,648.86; Insurance \$2,207.00; Water \$49.00
- Note: Landlord pays insurance and water

79 PRINCES HIGHWAY & 6/9-11 RUSSELL STREET BATEMANS BAY

Unit 6 / 9-11 Russell Street (SP 53355)

- Building Area: 229 m² warehouse with high ceilings and dual roller door access
- Access: Level access with internal stairway connection to 79 Princes Hwy
- Rent: \$31,320 pa (recoverable)
- Outgoings: Strata \$1,791.60 pa; Rates \$2,360.21 pa; Water \$62.50 pa

Lease Terms & Conditions

As part of the 'make good' provisions, the tenant is responsible for returning 79 Princes Highway to its original configuration as two separate shops upon departure. A bond is currently held.

79 PRINCES HIGHWAY & 6/9-11 RUSSELL STREET BATEMANS BAY



SELLING

About Batemans Bay

Batemans Bay is a picturesque part of the Far South Coast in the Eurobodalla Shire. Known for its Clyde River, magnificent beaches, mountain bike trails, Mogo Zoo, and the regions newest arts and aquatic centre 'Bay Pavilions'.

Batemans Bay is situated at the base of the Clyde Mountain and is only a 1hr and 45min drive from Canberra, and 3.5hr drive from Sydney.

