



# ROYAL CITY

REALTY PTY LTD

**FOR RENT**



ROYAL CITY  
REALTY PTY LTD

**0478 135 258**

[robbie@royalcityre.com.au](mailto:robbie@royalcityre.com.au)

## 63-69 LYONS STREET MUNDUBBERA 4626



**4 RETAIL SHOPS OR 1 LARGE RETAIL SHOP**

**RENT 1 OR 2 OR 3 OR 4**

**1 LARGE STORAGE SHED**



BRISBANE QUEENSLAND AUSTRALIA

Real Estate Agents, Auctioneers, Property Managers

P O Box 1 Bald Hills 4036 Page 1 of 5

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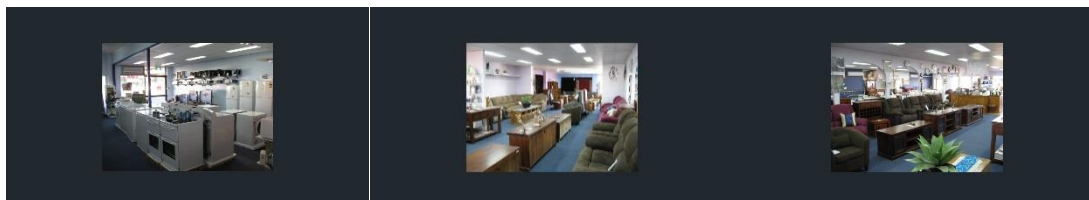
LARGE BUILDING 413M2 AIR-CONDITIONED, CARPETED LOWSET BUILDING WITH KITCHENETTE

GREAT LOCATION IN THE MAIN STREET OF MUNDUBBERA SOLID COUNTRY TOWN

UNLOADING DECK AT REAR OF BUILDING

85m2 COLORBOND LOCKABLE STORAGE SHED

IDEAL FOR HAIRDRESSER PROFESSIONAL OFFICES FURNITURE & ELECTRICAL BUSINESS



## FOR LEASE CONTACT AGENT 0478 135 258

### STREET FRONTAGE GROUND FLOOR

RETAIL SHOWROOM OFFICE COMMERCIAL LEASE OPPORTUNITY

#### Internal Features

- **Air Condition Features:** Airconditioning
- **Air Conditioned**
- **Toilets:** 1

#### External Features

- **Materials in Floor:** Carpet Floor
- **Veranda / Deck Features:** Deck

#### Other Features

- **Building Area:** 413
- **Development Zone:** Business Or Centre
- **Sewage:** Yes

#### AVAILABLE FOR LONG TERM LEASE 1 OR 2 OR 3 OR 4 AND THE SHED

SHOP 1 103m2 (Approx.) **LEASE \$11,330 PA + GST + Outgoings**

SHOP 2 103m2 (Approx.) **LEASE \$11,330 PA + GST + Outgoings**

SHOP 3 103m2 (Approx.) **LEASE \$11,330 PA + GST + Outgoings**

SHOP 4 103m2 (Approx.) **LEASE \$11,330 PA + GST + Outgoings**

STORAGE SHED COLORBOND LOCKABLE 85m2 (Approx.) **LEASE \$7,650 PA + GST**

In addition, the lessee shall be responsible for Air-conditioning maintenance and servicing, Fire Equipment maintenance/servicing and pest control and glass damage.

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**LESSEE'S DETAILS Full Name/s: OFFER TO LEASE SHOPS 1, 2, 3, 4, Storage Shed**

**This OFFER TO /LEASE/ is a non-binding commitment and the following information will be used to PREPARE THE LEASE AGREEMENT**

FIRST: \_\_\_\_\_ MIDDLE: \_\_\_\_\_ LAST: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

ID: Drivers Licence: \_\_\_\_\_ Other ID: \_\_\_\_\_

FIRST: \_\_\_\_\_ MIDDLE: \_\_\_\_\_ LAST: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

ID: Drivers Licence: \_\_\_\_\_ Other ID: \_\_\_\_\_

Leasing Entity: \_\_\_\_\_

LEASE Business Type: \_\_\_\_\_

Australian Resident: Yes No **if no, please provide a copy of your passport**

## LESSEE'S SOLICITOR

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

LEASE \$ \_\_\_\_\_ per calendar month plus GST) plus Outgoings

Initial Deposit: \$ \_\_\_\_\_ payable on the day the LESSEE signs the Lease

Being 1 months' rent plus gst and 1 months' rent as security bond

Cheques for the initial payment should be made payable to: or as directed

**Royal City Realty Unit Trust (Trust Account) t/a Multi Listing Real Estate Australia**

**Bank: Macquarie Bank BSB 184-446 Account number: 3038-30764 Swift Code: MACQUA2S**

**PAYMENT METHOD:** Direct Deposit, Cheque: Please note that we do not accept credit card transfers

Your name: \_\_\_\_\_ Property ref: 63-69 LYONS STREET MUNDUBBERA 4626 4500

## PLEASE ENSURE A TRANSFER RECEIPT IS PROVIDED UPON PAYMENT

**SIGNED:** 1. LESSEE/s: \_\_\_\_\_ Date: \_\_\_\_\_ ID: \_\_\_\_\_

**SIGNED:** 2. LESSEE/s: \_\_\_\_\_ Date: \_\_\_\_\_ ID: \_\_\_\_\_

The LESSEE agrees to tender the amount of \$ \_\_\_\_\_ plus GST as payment of 1 months' rent plus \$ \_\_\_\_\_ as a security bond. Royal City Realty Pty Ltd t/a Multi Listing Real Estate Australia and its employees, representative and agents are not liable to the Lessee as a result of any information, statement, warranty, representation, letter, document or arrangement or any conduct provided, made or done on behalf of the Lessor in respect of the property. The information received in relation to the property is indicative only and the lessee is required to carry out their own due diligence to satisfy themselves.

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# ROYAL CITY

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## **Royal City Realty Pty Ltd t/a Multi Listing Real Estate Australia - Privacy Policy and Procedures**

Understanding the Privacy and Personal Information Protection Act 1998 and practicing its principles is the responsibility of each employee of and associated entities. Every employee is familiar with the provisions of the National Privacy Principles (NPPs). Under the Privacy Act, information falls under two different categories:

**Personal Information:** refers to information or an opinion, true or not, recorded in a material form or not, about an individual whose identity is apparent or can reasonably be ascertained from the information. The most obvious examples of personal information are names, marital status, medical information, taxation information, addresses, email addresses, income, credit card or banking details.

**Sensitive Information:** is information about a person's racial or ethnic origin, political opinions, religious beliefs, membership of a trade union, professional or trade association, sexual preference, criminal record, health information etc. Personal information is collected in our capacity as agents. We are permitted to collect this information if we ensure the customer or client is given the appropriate privacy collection notice.

However, we do not collect sensitive information as agents at any stage from clients or customers.

### **Information Protection Principles are:**

Our Privacy Officer is Robbie Elsom. This means that Robbie Elsom has been appointed as the first point of contact for privacy enquiries or issues. Should a client or customer wish to know more about our privacy policy, they should be directed to the Privacy Officer for more information.

As well as being familiar with our Privacy Principles, all employees must be familiar with Privacy procedures.

Should a client or customer ask to view information from their file, identification should be provided before access is gained. This should be carried out in the presence of a staff member, ensuring that only information relevant to that particular party is viewed, rather than an entire file which may contain information of a private nature referring to other third parties.

It is important to ensure that when you as a client is brought into the agency, staff ensure that no information regarding other clients or customers will be on view on any desk or computer.

No personal information can be given out about any of our clients (landlords or vendors) or our customer (tenants or LEASE/LEASE without receiving their permission.

If another real estate agency requests details regarding a tenancy reference, we are not able to give out the information without first receiving a copy of the Application for Tenancy which should show the tenant's permission to give out details of their tenancy.

When information that we are holding is no longer required, it must be destroyed or permanently de-identified. There is a shredder available in the office for this purpose.

Any staff member talking on their mobile phones outside of the office, must consider Privacy aspects and be sure not to disclose personal information that may be overheard by others.

When in the office, all staff ensure that any discussions with clients or customers that may involve privacy issues are carried out in a private setting.

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## Condition of Entry All inspections strictly by appointment

Property: 63-69 LYONS STREET MUNDUBBERA 4626 4500

### Registered prospective LEASE details:

Royal City Realty Pty Ltd, *t/a Multi Listing Real Estate Australia* reserves the right to refuse entry to any person who refuses to complete the condition of entry registration form.

A condition of entry for inspection applies to this property and entry is conditional upon the completion of this condition of entry registration form and accept the conditions of entry.

I/We acknowledge we have received a copy of the Expression of Interest Form. and Consent to receive electronic communication

**DATE:** \_\_\_\_\_

FIRST: \_\_\_\_\_ MIDDLE: \_\_\_\_\_ LAST: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

ID: Drivers Licence No \_\_\_\_\_ Passport No \_\_\_\_\_ Other \_\_\_\_\_

FIRST: \_\_\_\_\_ MIDDLE: \_\_\_\_\_ LAST: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Purchasing Entity: \_\_\_\_\_

ID: Drivers Licence No \_\_\_\_\_ Passport No \_\_\_\_\_ Other \_\_\_\_\_

LEASEE Type: of Business \_\_\_\_\_ and Individual: or Company:

Australian Resident: Yes No if no, please provide a copy of your passport

*Royal City Realty Pty Ltd t/a Multi Listing Real Estate Australia and its employees, representative and agents are not liable to the LESSEE as a result of any information, statement, warranty, representation, letter, document or arrangement or any conduct provided, made or done on behalf of the Lessor in respect of the property. The information received in relation to the property is indicative only and the LESSEE is required to carry out their own due diligence to satisfy themselves*

LESSEE 1 Signature \_\_\_\_\_ LESSEE 2: Signature: \_\_\_\_\_

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