

Information Memorandum

Dickson North Retail Centre
28 Challis Street, Dickson ACT
Units 7 & 8 – UP 1703

Sentia Real Estate

Specifications

Type:	Office/Retail	Block & Section:	Block 24, Section 32		
Title:	Strata – UP 1703	Division:	Dickson		
Net Lettable Area:	173m²	Site Area:	3,399m²		
Unit Number:	7 & 8	Floor:	Ground level		
Existing Sublease:	IQRA Vocational Education and Training Pty Ltd				
	<u>Unit</u>	<u>Area</u>	<u>Net Rent</u> (ex GST)	<u>Termination Date</u>	<u>Option Period</u>
	7&8	173	\$ 78,300	12 June 2028	5 years
Lease Summary:	IQRA Vocational Education and Training Pty Ltd t/a Aim Institute & College Kitchen, have been in the property for two years with another three (approx) remaining on the first term of the lease + 5-year option period, with a current net rent of \$78,300 per annum (ex GST). The tenant pays all outgoings and incurs 3.0% annual increases. Security: cash bond for an amount equal to three months’ rent in GST (being \$21,532.50).				
Outgoings:	Current outgoings: U7: General Rates: \$ 5,984.00 Water & Sewerage Rates: \$ 804.08 Strata Levies: \$ 12,155.00 U8: General Rates: \$ 6,968.00 Water & Sewerage Rates: \$ 804.08 Strata Levies: \$ 16,269.00 Lessee Share: 100% The Lessee is responsible for paying all outgoings (total: \$42,984.16 pa)				



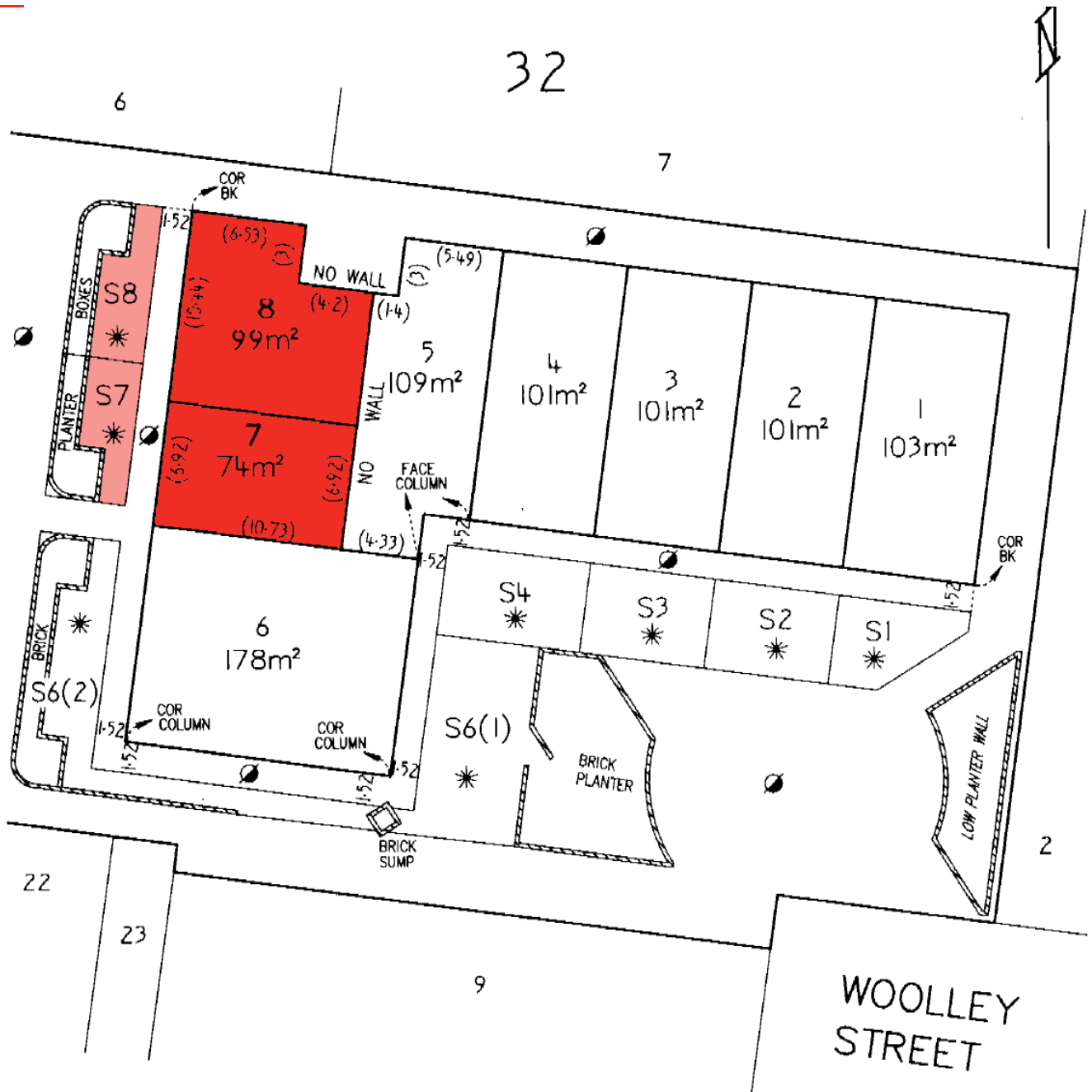
ASKING PRICE

\$1,300,000

There is no stamp duty or GST applicable to this sale.



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CONTACT

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