



11 Heydon Place EVATT ACT 2617

INFORMATION MEMORANDUM June 2018

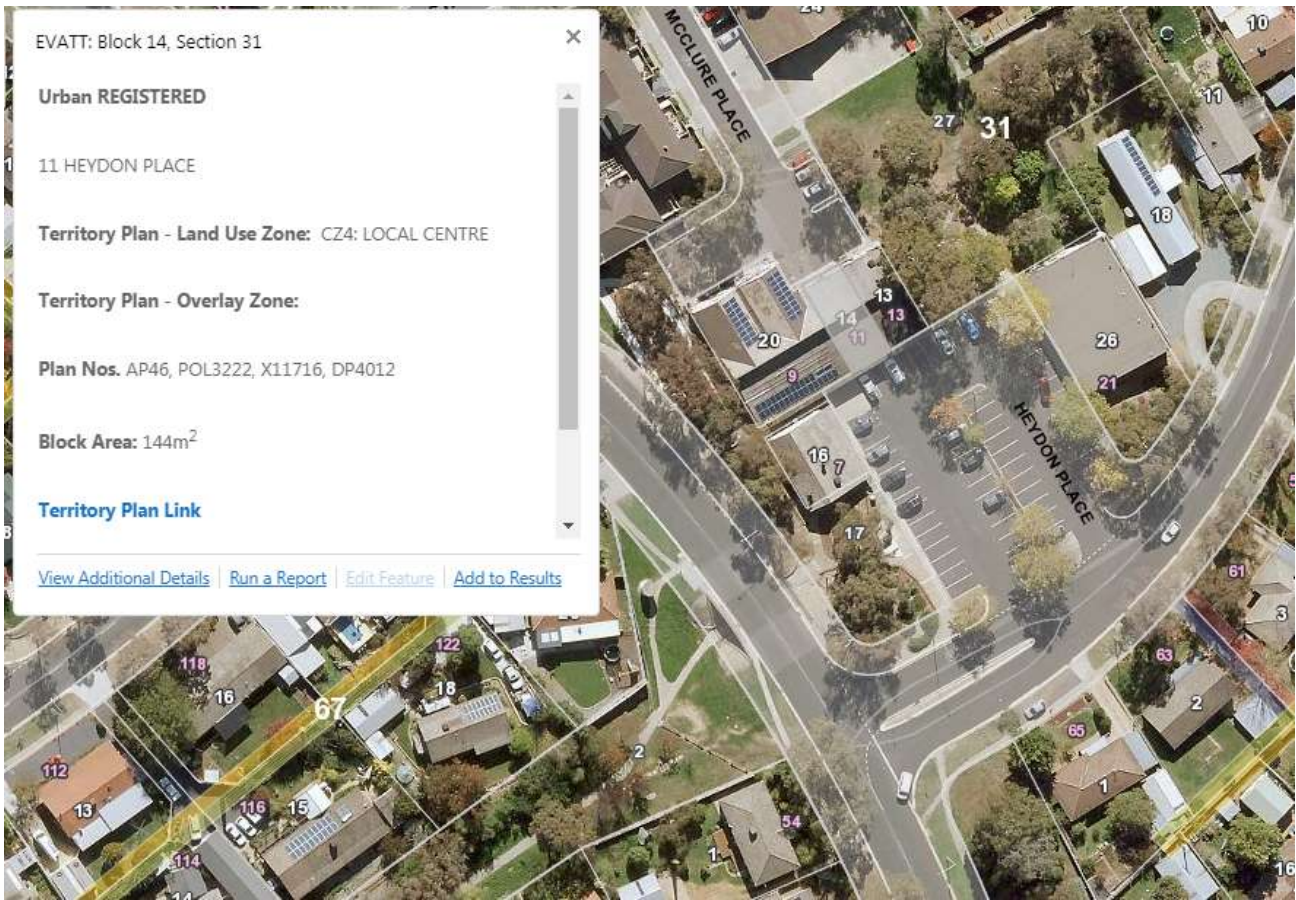
Prepared for: Private Treaty Sale

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Civium Property Group 17-23 Townshend Street, Phillip ACT 2606 1300 724 256

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THE OPPORTUNITY

Evatt shops is a local suburban shopping centre servicing the surrounding suburbs and popular among locals. The centre is well located and features several boutique retailers, coffee shops, a take away shop and a supermarket.

Now available, is a rare opportunity to secure a fully tenanted, free hold investment property in this busy and growing centre with a high net return.

Copies of lease documentation can be provided on request.

The investment property comprises of the following main attributes;

- Floor area of approx 140sqm, sub-leased to 2 separate tenants.
- Tenants, Local Butchery & Hairdresser, Lease expires January 1st 2021
- Gross rental income of approx. \$82,311
- Annual out-goings of approx. \$9,781.44
- Excellent value, with high return.
- Well located with excellent exposure

The building will be a highly sought building due to its quality tenants, high return, and great location in Evatt shops, Canberra's north, a short drive from Gunghalin and Belconnen CBD'S.

The building is for Sale at an asking value of \$790,000

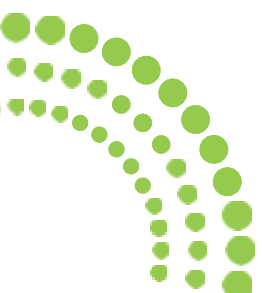
For more information please contact:

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PROPERTY / SITE OVERVIEW

ADDRESS	11 Heydon Place, Evatt
REAL PROPERTY DETAILS	Block 14 , Section 31
ZONING	CZ4 Local Centre
CAR PARKS	Free car parking is available on-site, provided by the large car park immediately in front of the premises.
PROPERTY OFFERING	<p>The property being offered for sale is a single title 140m2 building located in the Evatt shopping centre, extremely well located in the north of Canberra. A short drive from Gungahlin and Belconnen CBD'S.</p> <p>This building is fully tenanted and will suit any investor looking for a stable high return.</p>

FINANCIALS / OUTGOINGS

The property is being sold as an on-going concern or tenanted investment. The current gross rental income is approx. \$82,311 + GST, The out-goings/ on-goings yearly costs of the premise are summarised below;

The annual outgoings for the building are:

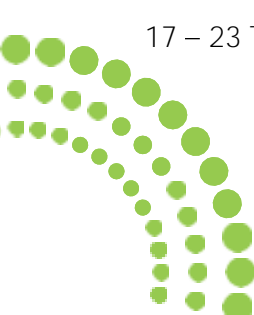
- Insurance – Approx. \$2,500.00 per year
- Water and Sewerage – Approx. 1248.00 per year
- General Rates – Approx. \$6,033.44 per year

The out-goings for the building are part paid by the tenants, with the butchery paying approx 67.78%, and the hairdresser paying the remaining 32.22%, of increases of base year, 2014.

SALE PROCESS

To submit an offer to purchase the property please contact the sales agents.

17 – 23 Townshend Street, Phillip. ACT, 2606.





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