

1 Beveridge/194 Beveridge St, Swan Hill, VIC 3585

\$21,840 pa + outgoings

Office Suite



High Exposure Office or Retail Premises

The Property

The modern lock up shop of approximately 129 square metres over two levels (84 down and 45 up) is in close proximity to the bustling Coles complex. The immediate neighbourhood includes several private and government office tenancies.

Open for Inspection

By Appointment.

The subject property includes a toilet and washroom with open floor space on the ground floor with 2 large offices on the mezzanine level. There are 2 parking spaces included. The property has recently been painted and further alterations can be discussed.

Lease Arrangements

A 3, 4 or 5 year lease with a similar option is available. Rental commences at \$420 per week incl GST with the lessee responsible for municipal & water rates and owners corporation's fees. The rental increases by 3.5% per week each year during the lease term and is reviewed to market upon exercise of the option period.

Availability

The premise is presently vacant and immediately available subject to execution of documentation.

Occupation Costs

The following estimates are provided as an indicative illustration of annual occupation costs:

Rent @ \$420 per week \$21,840

Water Rates \$679 est

Municipal Rates \$1400 est

Body Corporate fees \$1,000 est

TOTAL ANNUAL COSTS \$24,919 (Estimated only, subject to confirmation)

Inspections

Prospective lessees seeking an inspection should call John Monahan on 5033 1331.

Listed By

John Monahan

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